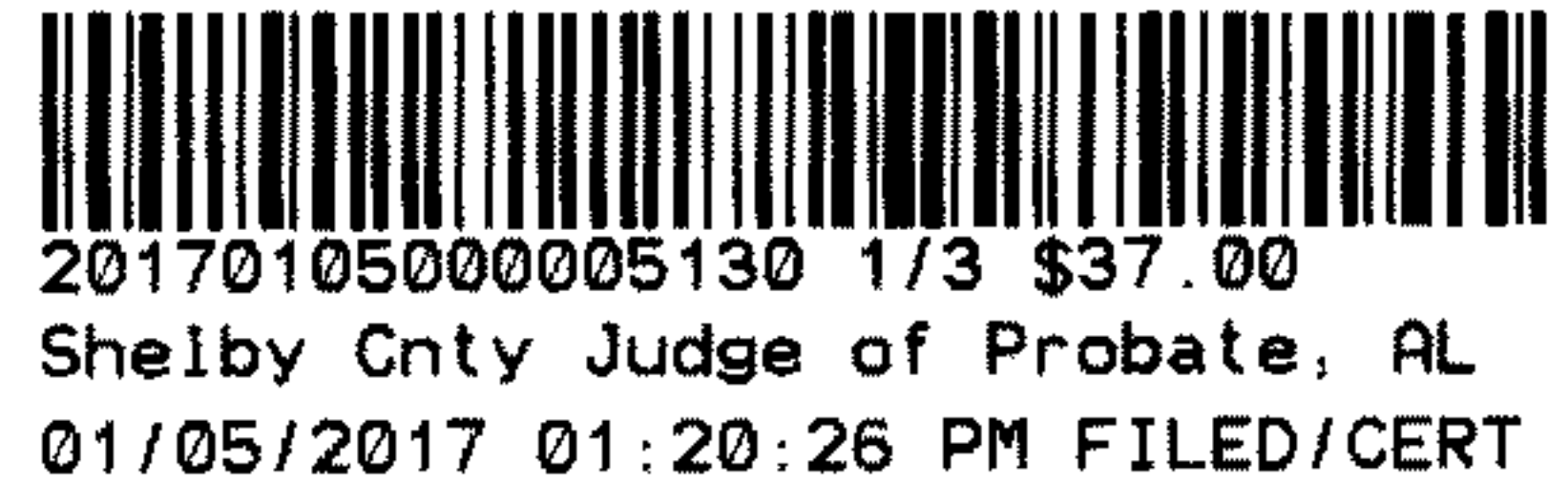


Send tax notice to:
WILLIAM C. PRICE
3125 HIGHLAND LAKES ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016310T



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$432,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEVEN A. SCHMID and GAIL R. SCHMID, husband and wife, **whose mailing address** is: 1316 Misty Mead Drive, Seiverville Tn 37876 (hereinafter referred to as "Grantors") by WILLIAM C. PRICE and MERA P. PRICE **whose property address** is: 3125 HIGHLAND LAKES ROAD, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

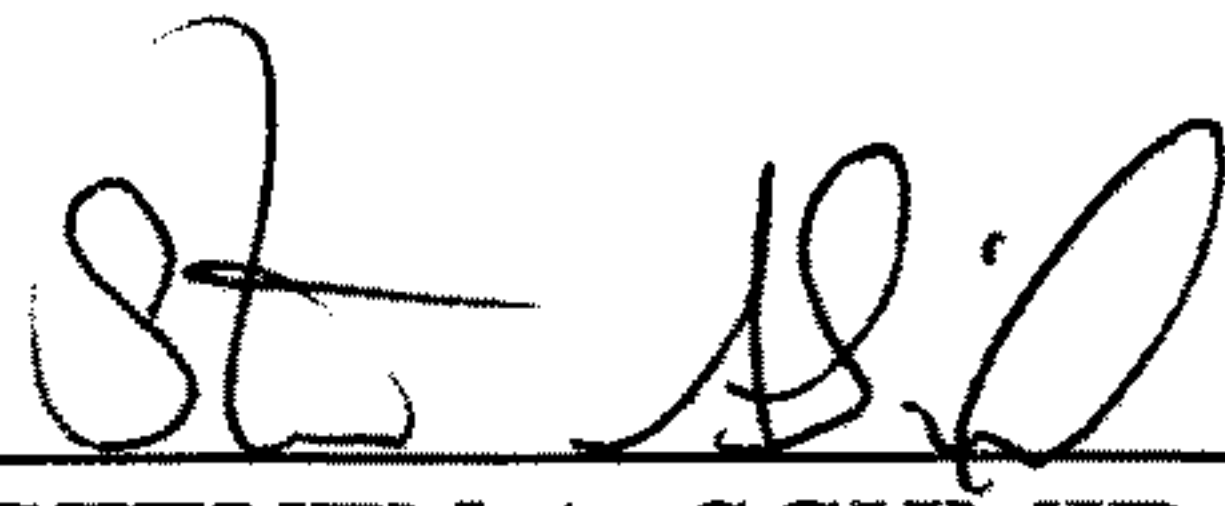
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 23, Page 145 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Easements as shown by recorded plat, including a 10 foot easement at the rear of lot and a 7.5 foot easement on the southeasterly side of lot.
5. Building setback lines to be determined by the Architectural Review Committee and as set out on Map Book 23 page 145. Foot easement on the southeasterly side of lot.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-07111, as amended in Inst. No. 1996-17543 with supplemental agreement in Inst. No. 1998-15147 and as shown by Map Book 23 page 145 in Probate Office.
7. Cable Agreement as set out in Inst. # 1997-33476 in Probate Office.
8. Right(s) of Way(s) granted to the Birmingham Water & Sewer Board as set out in Inst. #1997-4027 and Inst. #1995-34035 in Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 81, Page 417, Inst. #1998-7776, Inst. #1998-7777 and Inst. #1998-7778 in Probate Office.
10. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Inst. #1993-15705 in Probate Office.

11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument # 1993-15704 in Probate Office.
12. Underground Easement to Alabama Power Company as shown by Inst. #1997-19422 in Probate Office.
13. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as et out in, and as reference in deed(s) recorded in Inst. # 1998-17569 in the Probate Office.
14. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book III , page 408, Book 109, page 70: Book 149, page 380: Book 173, page 364, Book 276, page 670, Book 134. page 408, Book 133, page 212, Book 133, page 210, Real Volume 31, page 355 and Instrument #1994-1186 in said Probate Office.
15. Right(s) of Way(s) granted to Shelby County, Alabama, by instrument(s) recorded in Book 196, page 246 in said Probate Office.
16. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1994-07111, Instrument 1998-15147

\$416,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of December, 2016.

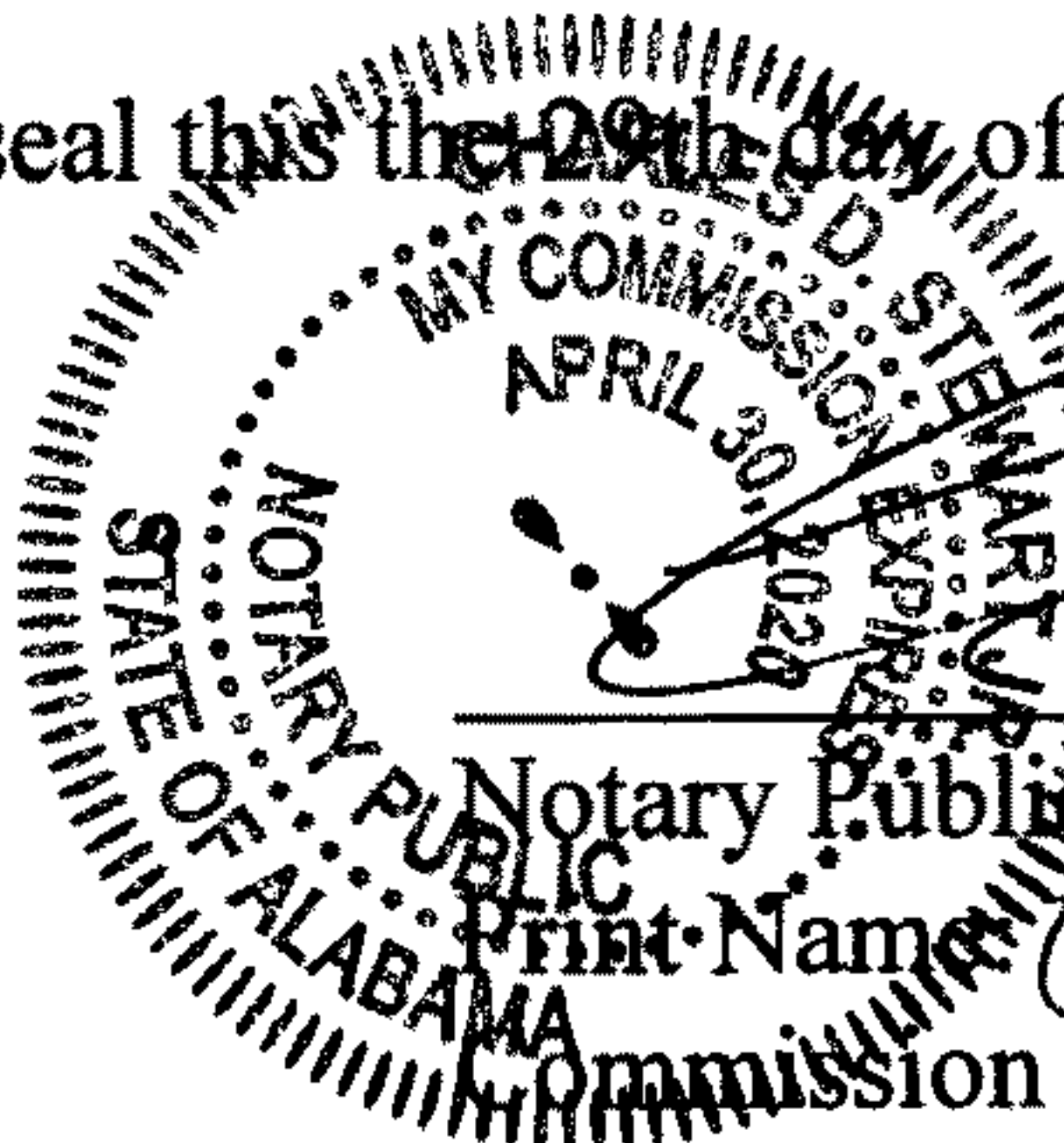

STEVEN A. SCHMID



GAIL R. SCHMID

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN A. SCHMID and GAIL R. SCHMID whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2016.



Notary Public
Print Name: Charles D Stewart
Commission Expires: 4/30/2028


20170105000005130 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
01/05/2017 01:20:26 PM FILED/CERT

LEGAL DESCRIPTION

LOT 840, ACCORDING TO THE MAP OF HIGHLAND LAKES, 8TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 8TH SECTOR, RECORDED AS INSTRUMENT #1998-15147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").


20170105000005130 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
01/05/2017 01:20:26 PM FILED/CERT