


Send tax notice to:
MICHAEL T. WILLIAMSON
1005 HIGHLAND VILLAGE TRAIL
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

2016772

WARRANTY DEED


20170105000005150 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
01/05/2017 01:20:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-Three Thousand and 00/100 Dollars (\$493,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEVEN A. MUNCHER and CYNTHIA C. MUNCHER, HUSBAND AND WIFE **whose mailing address** is: 1200 Legacy Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by MICHAEL T. WILLIAMSON and MELISSA S. WILLIAMSON **whose property address** is: 1005 Highland Village Trail, 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, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of 2nd Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community recorded in Map Book 38, page 24 A - E, in the Office of the Judge of Probate 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, including those recorded in Deed Book 81, page 417.
4. Articles of Incorporation of Village at Highland Lakes Improvement District Association, Inc., as recorded in Instrument #20051209000637840.
5. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #20051229000667950 with termination of right of first refusal recorded in Instrument #20070820000390810.
6. Easement to Alabama Power Company recorded in Instrument #20060630000314890
7. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company in Instrument #20060828000422190.
8. Notice of Final Assessment of Real Property by the Village at Highland Lakes Improvement District as recorded in Instrument #20051213000644260.
9. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the Property shall be subject to the following minimum setbacks: (a) as per plat plan which must be approved by the ARC.
10. Declaration of Restrictive Covenants as set forth in instrument recorded Instrument #20041202000659280 and Instrument #20070926000451550.
11. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, Sector One, as recorded in Instrument #20060421000186670 and Amended in Instrument #20060712000335740.
12. Articles of Incorporation of Highland Village Residential Association, Inc., as recorded in Instrument #2006031400012830.
13. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes a Residential Subdivision, which provides for an Association


- to be formed to assess and maintain the private roadways, etc. of the development, as recorded in Instrument #2006421000186650; along with Articles of Incorporation of Highland Village Residential Association, Inc.
14. Right of Way for roadway as set forth in Real 103, page 844 and Map Book 3, page 148.
 15. Ingress and egress easements as recorded in Real Book 321, page 812.
 16. Easement to Shelby County recorded in Instrument #1992/15747 and Instrument #1992/24264.
 17. Right-of-way to Shelby County recorded in Deed Book 196, page 237,248 and 254.
 18. Transmission line permit to Alabama Power Company recorded in Deed book 247, page 905; Deed Book 139, page 569 and Deed Book 134, page 411.

\$394,400.00 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.

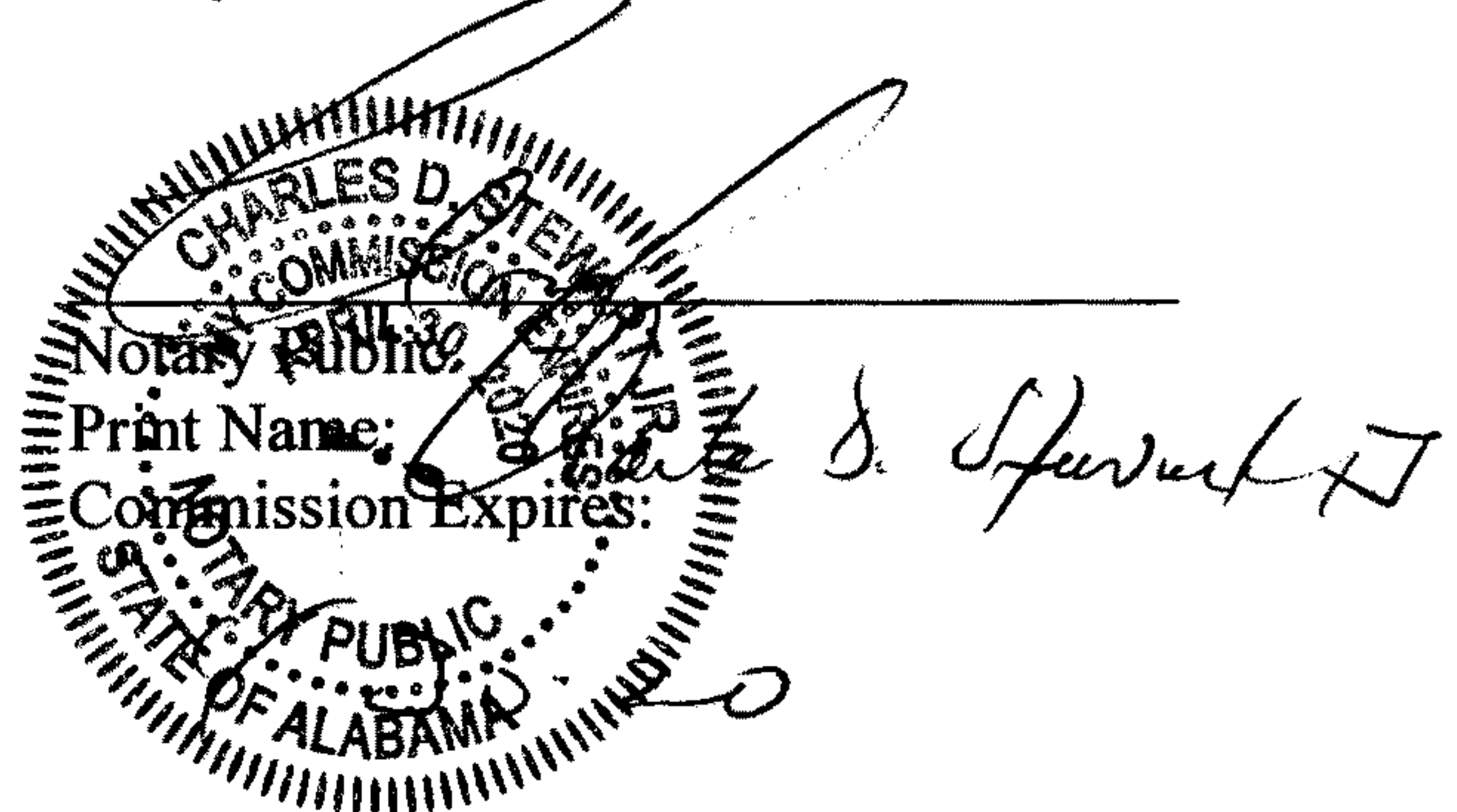

STEVEN A. MUNCHER


CYNTHIA C. MUNCHER

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. MUNCHER and CYNTHIA C. MUNCHER 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.





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Lot 58, according to the 1st Amendment to the Amended Map of The Village at Highland Lakes, Sector One an Eddleman Community, as recorded in Map Book 37, page 73 A-E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



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