

Send tax notice to:
ALAN M. COHEN
154 HIGHLAND VIEW DRIVE
BIRMINGHAM, ALABAMA, 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

2017040

WARRANTY DEED

**20170221000060780
02/21/2017 11:57:17 AM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Ten Thousand and 00/100 Dollars (\$1,010,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID ACTON BUILDING CORP whose **mailing address** is: 4898 VALLEYDALE ROAD, SUITE A-4, BIRMINGHAM AL 35242 (hereinafter referred to as "Grantors") by ALAN M. COHEN and ELIZABETH N. COHEN, HUSBAND AND WIFE whose **property address** is: 154 HIGHLAND VIEW DRIVE, BIRMINGHAM, ALABAMA, 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:

Lot 412, according to the Map of Highland Lakes, 4th Sector, Phase I, and Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to the use of private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Inst #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded in Inst. #1995-1906, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

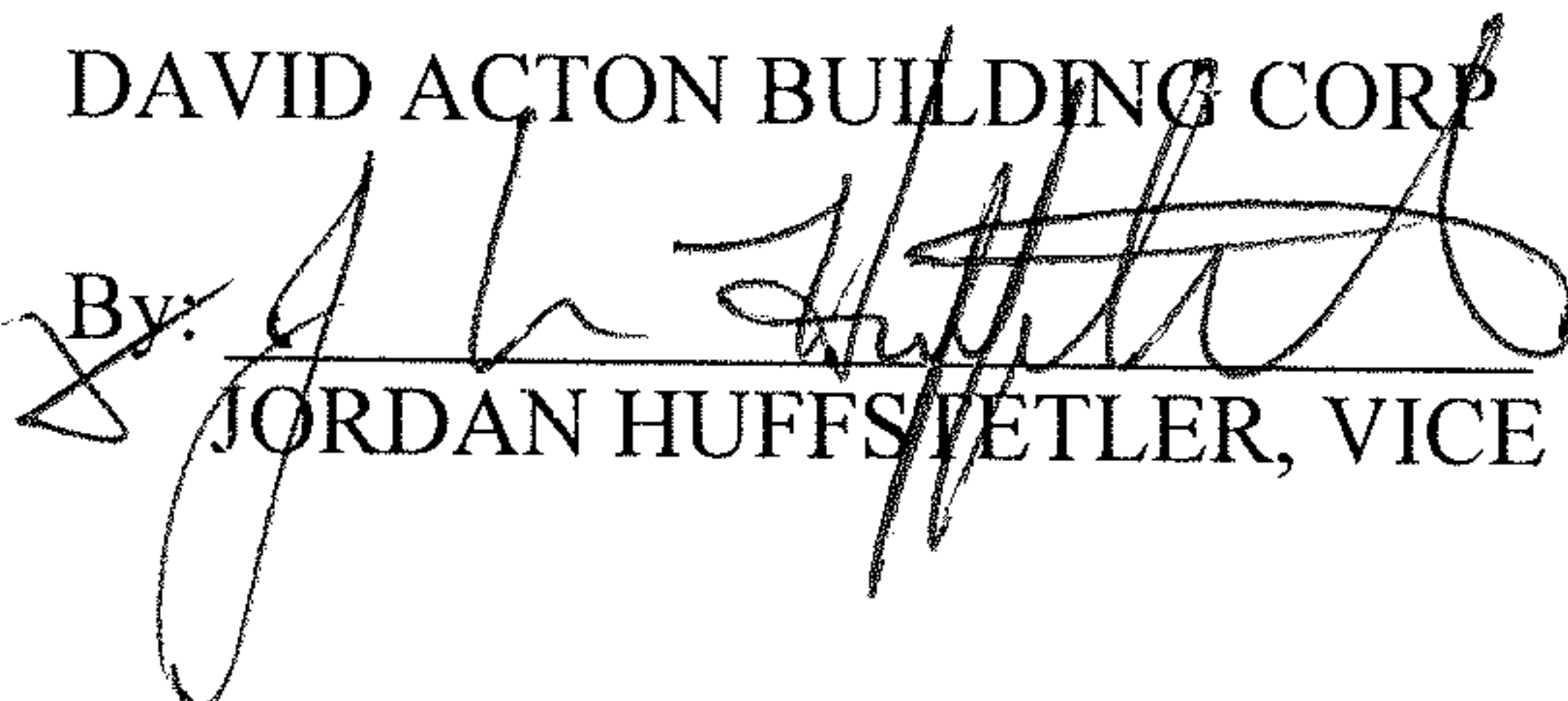
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST #1995-1906; INST #1995-18135; INST #1994-7111; INST #9402-3947; INST # 1995-26367; INST # 1995-6174
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 111, PAGE 408; VOLUME 109, PAGE 70; VOLUME 149, PAGE 380; VOLUME 173, PAGE 364 AND VOLUME 276, PAGE 670
6. AGREEMENT WITH SHELBY CABLE AS RECORDED IN INST #1997-33476

\$0.00 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, DAVID ACTON BUILDING CORP, by JORDAN HUFFSTETLER, VICE PRESIDENT who is authorized to execute this conveyance, has hereunto set his/her hand and seal this the 16th day of February, 2017.

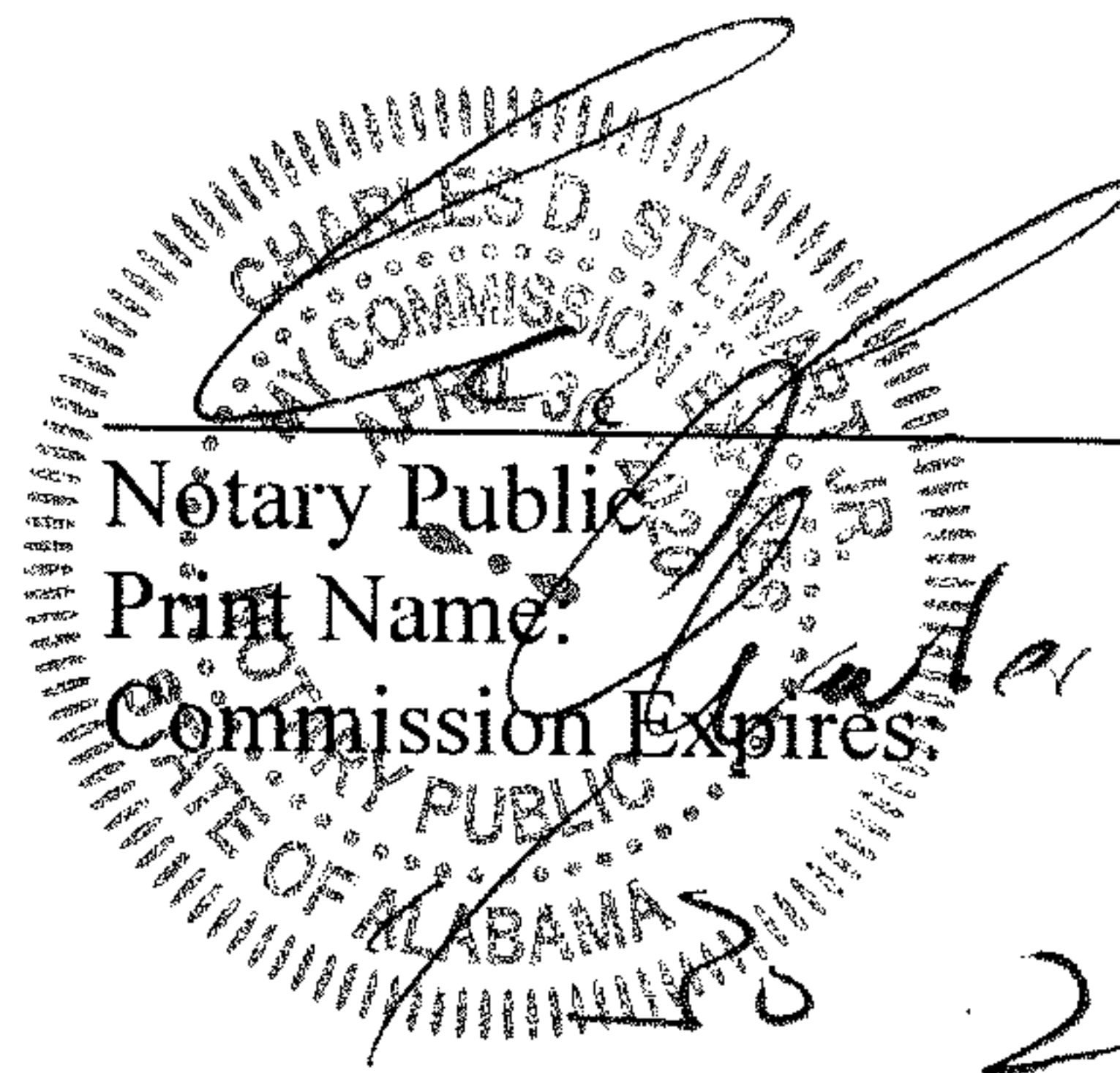
DAVID ACTON BUILDING CORP

By:  Vice President
JORDAN HUFFSTETLER, VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN HUFFSTETLER as VICE PRESIDENT of DAVID ACTON BUILDING CORP is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in his capacity as such officer and with full authority executed the same voluntarily on the day the same bears date as the act of and on behalf of said corporation.

Given under my hand and official seal on 16th day of February, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 2018 APR 3



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 11:57:17 AM
\$1028.00 CHERRY
20170221000060780

