

Send tax notice to:
LYNDA W. STOUT
2014 SPRINGHILL COURT
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

2017183

20170425000141890
04/25/2017 01:36:42 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Nineteen Thousand and 00/100 Dollars (\$619,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHAD C. EILER and ASHLEY H. EILER, HUSBAND AND WIFE **whose mailing address** is: 71 Mt. Laurel Avenue, Birmingham, AL 35242(hereinafter referred to as "Grantors") by LYNDA W. STOUT **whose property address** is: 2014 Springhill Court, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3205, according to the Survey of Highland Lakes, 32nd Sector, an Eddleman Community, as recorded in Map Book 35, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive 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, as Residential Subdivision, as recorded as Instrument No. 1994-07111, and amended in Instrument No. 1996-17543, and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 32nd Sector, as recorded as Instrument No. 20050609000280550, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

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. Covenants, conditions and restrictions set forth in the document recorded in Instrument No. 1994-7111 and Instrument No. 20030103000004930, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947
3. Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others and maintenance of Lake property described within Instrument No. 1993-15705.
4. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 81, Page 417
6. Building setback lines to be determined by the Architectural Review Committee, as created by the Restrictions, Covenants and Conditions as set out in instruments recorded as Instrument No. 1996-17543, amended by Instrument No. 1999-31095 and Supplemental Covenants recorded in Instrument No. 1999- 43196
7. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitation as applicable as set out in and as referenced in Instrument No. 20050531000260110
8. Public utility easements as shown by recorded plat, including any tree buffer line shown thereon.

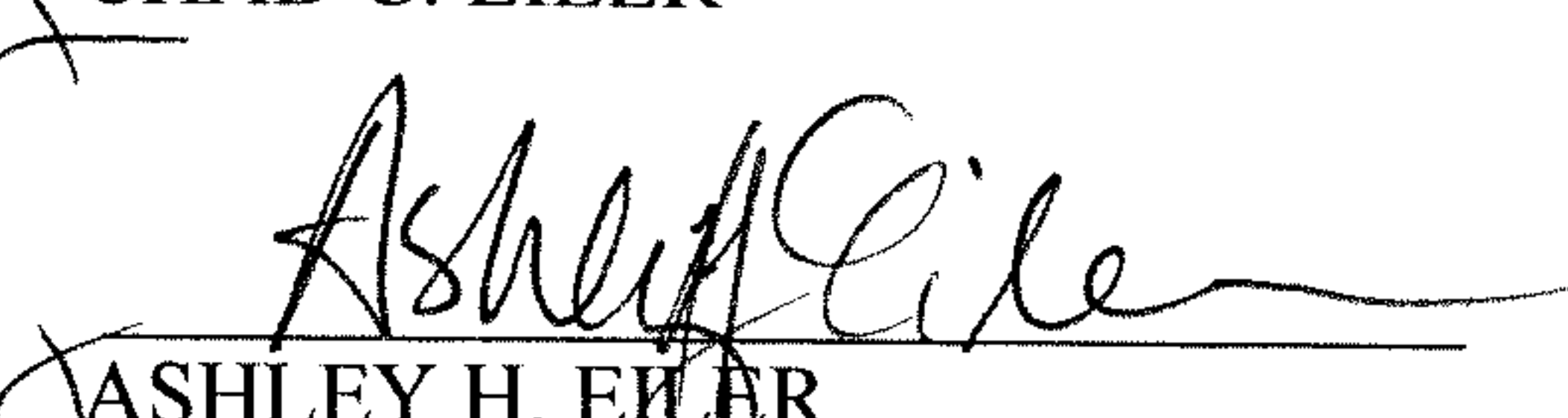
9. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a) Front, rear and side setback as per plot plan which must be approved by the ARC.
10. Restrictions, limitations and conditions as set out in Map Book 35, Page 23
11. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 32nd Sector, as recorded in Instrument No. 20050609000280550, in the Probate Office of Shelby County, Alabama.
12. Subdivision restrictions shown on recorded plat in Map Book 35, Page 23, provide for construction of single family residence only.
13. Right of way to Alabama Power Company as recorded in Book 111, 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 and Real Volume 31, Page 355.
14. Right of way to Shelby County, Alabama as recorded in Book 196, Page 246
15. 10 foot easement on rear as per plat.

\$495,200.00 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 21st day of April, 2017.


CHAD C. EILER


ASHLEY H. EILER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHAD C. EILER and ASHLEY H. EILER 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 21st day of April, 2017.


Notary Public
Print Name: Charles D. Eiler
Commission Expires: April 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2017 01:36:42 PM
\$142.00 CHERRY
20170425000141890

