

Send tax notice to:  
STEVEN E. WHITAKER  
2045 REGENT PARK LANE  
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

2017206

20170504000155090  
05/04/2017 11:53:28 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BEVERLY S. WALLACE and TODD WALLACE, WIFE AND HUSBAND **whose mailing address** is: 3020 Madison Lane, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by STEVEN E. WHITAKER and KARI M. WHITAKER **whose property address** is: 2045 Regent Park Lane, 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:

**Lot 26, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Three, an Eddleman Community, as recorded in Map Book 39, Page 130, in the Probate Office of Shelby County, Alabama; being situated in 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 the Village at Highland Lakes, as Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, to be recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

TODD WALLACE IS ONE AND THE SAME AS TODD R. WALLACE

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. 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
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Three, an Eddleman Community, as recorded in Map Book 39, Page 130
4. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905 and Deed Book 139, Page 569 and Deed Book 134, Page 411
5. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254 and Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270
6. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264

7. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148
8. Covenants, conditions and restrictions recorded in Instrument No. 20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740
9. Ingress and egress easements as recorded in Real Book 321, Page 812.
10. Easement to Alabama Power Company as recorded in Instrument No. 20060630000314890, Instrument No. 20060630000315260 and Instrument No. 20060630000315270
11. Articles of Incorporation of The Village at Highland Lakes Improvements District as recorded in Instrument No. 20051209000637840 and Notice of Final Assessment of Real Property as recorded Instrument No. 20051213000644260
12. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument No. 20070223000084910 and supplemented in Instrument No. 20070830000408300
13. Memorandum of Sewer Service Agreements regarding The Village at Highland Lakes in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760

\$190,000.00 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 2nd day of May, 2017.

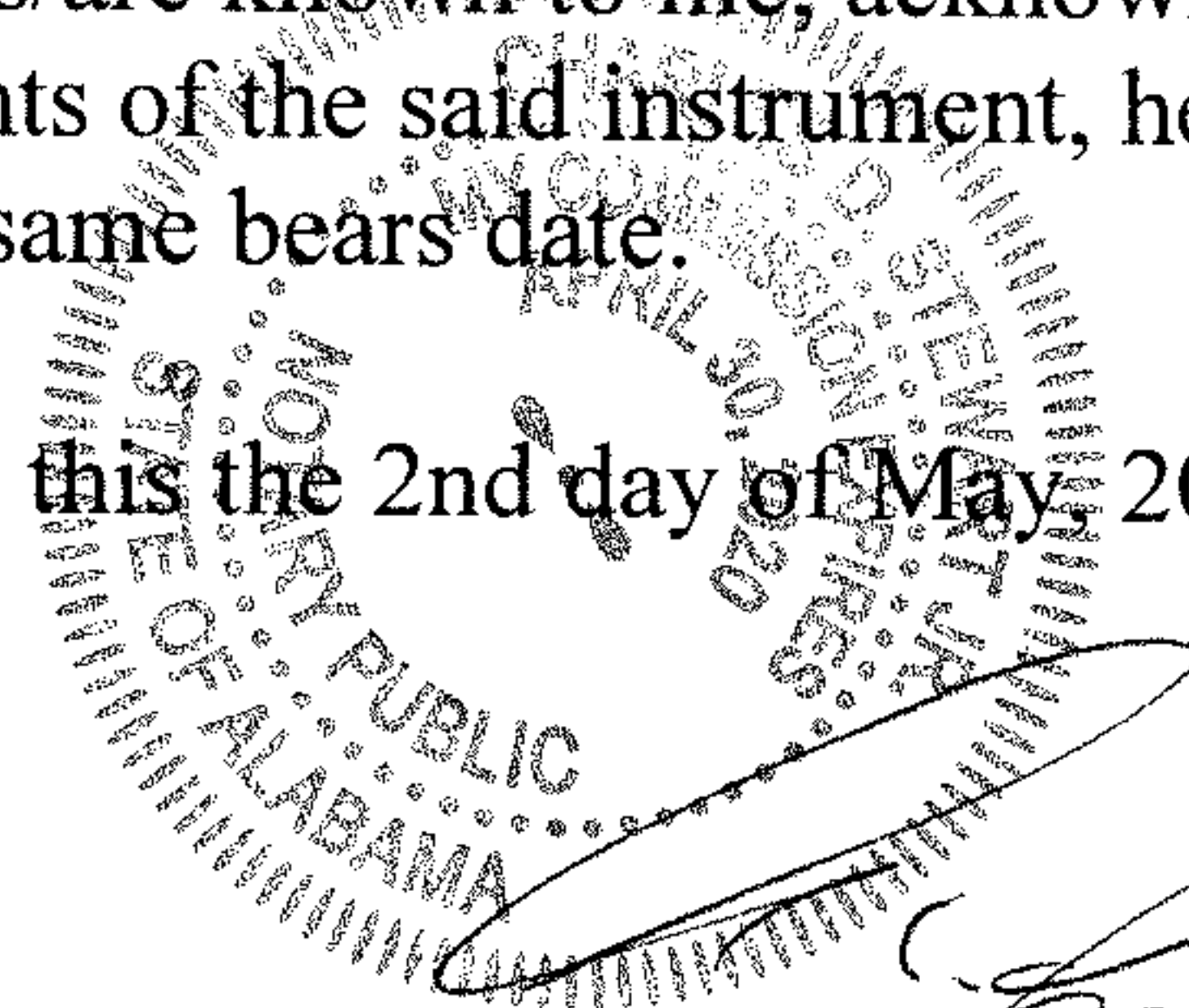
*Beverly S. Wallace*  
BEVERLY S. WALLACE

*Todd R. Wallace*  
TODD WALLACE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BEVERLY S. WALLACE and TODD WALLACE 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 2nd day of May, 2017.



Notary Public  
Print Name *Charles J. Fuhrmeister, Jr.*  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2017 11:53:28 AM  
\$123.00 CHERRY  
20170504000155090

*J. Fuhrmeister*      *4 30 20*