

**This instrument was prepared by:**

The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:

Guest  
1200 Highland Lakes Trail  
Birmingham, AL 35242

20171002000357380

10/02/2017 11:42:50 AM

DEEDS 1/2

**WARRANTY DEED**

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That, in consideration of \$550,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Diane D'Armond Norton and Raymond Eugene Norton a married couple (the "Grantor", whether one or more), whose mailing address is 172 Southledge Birmingham, AL 35242, do hereby grant, bargain, sell, and convey unto Michael C. Guest (the "Grantee", whether one or more), whose mailing address is 1200 Highland Lakes Trail Birmingham AL 35242 the following-described real estate situated in Shelby County, Alabama, the address of which is 1200 Highland Lakes Trail, Birmingham, AL 35242; to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Diane D'Armond Norton and Raymond Eugene Norton a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of September, 2017.

Diane D'Armond Norton  
Diane D'Armond Norton

Raymond Eugene Norton  
Raymond Eugene Norton

State of Alabama  
Jefferson County

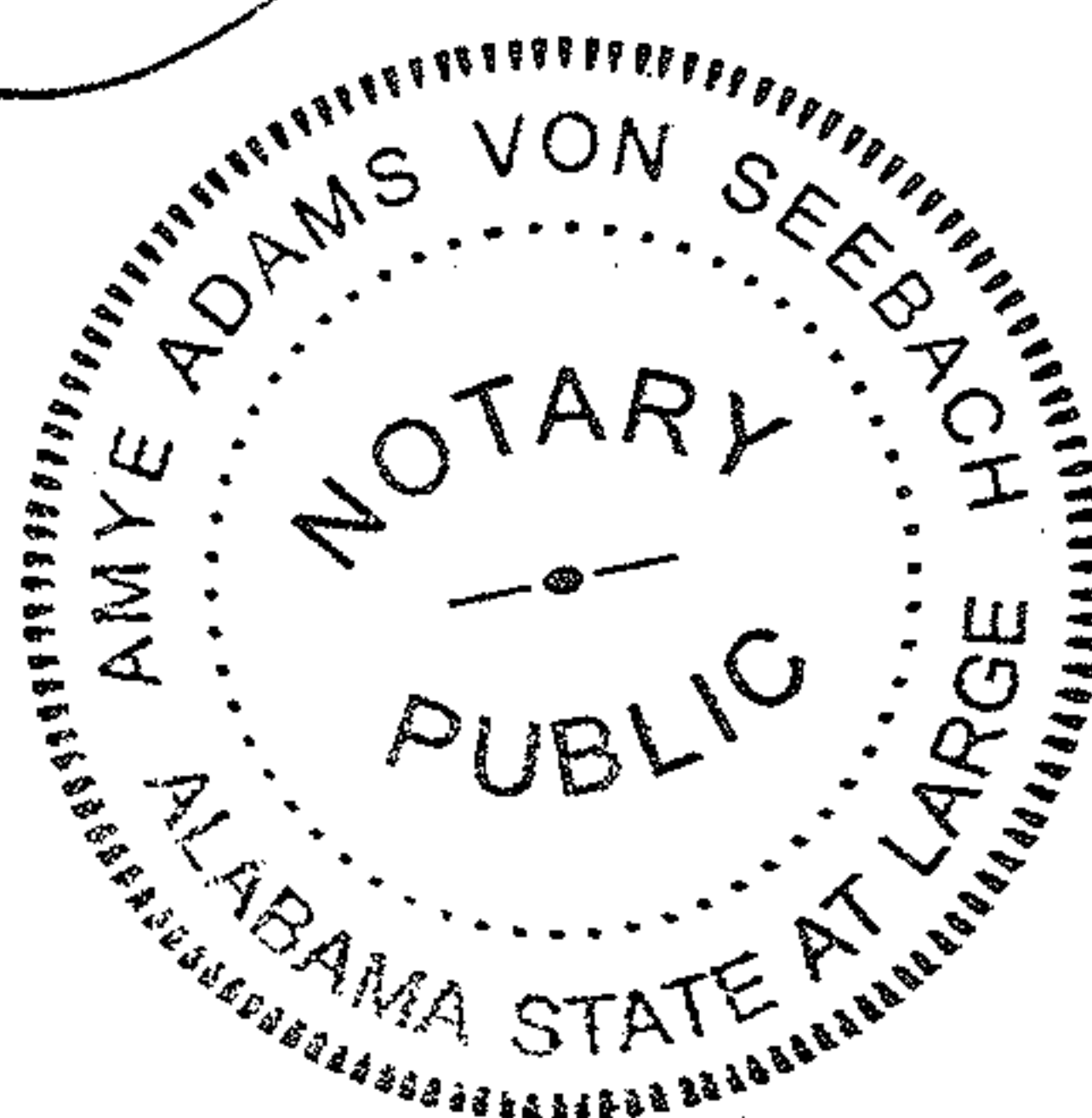
I, The Undersigned, a notary for said County and in said State, hereby certify that Diane D'Armond Norton and Raymond Eugene Norton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of September, 2017.

Notary Public

Commission Expires:

My Commission Expires:  
June 17, 2021

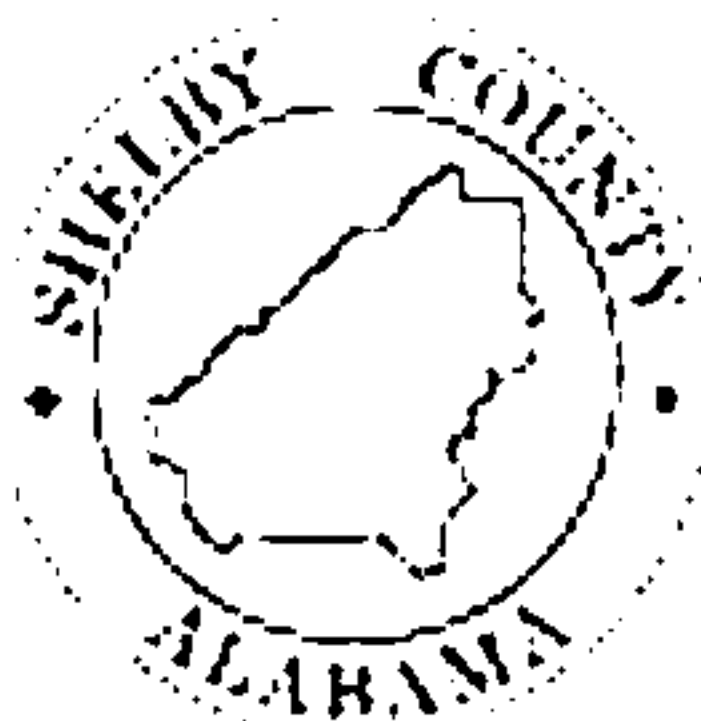


S17-1963CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 153, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the 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 as Instrument #1994-07111 and amended in Instrument# 1996-17543 and further amended in Instrument# 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument#1994-07112 in the Probate Office of Shelby County, Alabama.(Which together with all amendments thereto, is hereinafter collectively referred to as, the "declaration")



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/02/2017 11:42:50 AM  
\$568.00 CHERRY  
20171002000357380

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.