

Send tax notice to:
GEORGE YARBROUGH
2476 Vale Dr
Birmingham AL 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017649

Shelby COUNTY

20171030000392600
10/30/2017 02:22:31 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) **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, A4, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantor") by GEORGE YARBROUGH AND KATHRYN YARBROUGH, **whose mailing address is:**

2456 Vale Drive B'ham AL 35244 (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 11, according to the 2nd Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24, in the Probate Office of Shelby County, Alabama; being situated in 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 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, 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").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Title to all minerals within and underlying the premises, together with any mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569; and Deed Book 134, Page 411, in said Probate Office.
4. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254; Instrument No. 20060630001314890; Instrument No, 20060630000315260 and Instrument No. 20060630000315270 in said Probate Office.
5. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in said Probate Office.
6. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.

7. Right of way for roadway as set forth in Real 103, Page844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision. which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #2006421000186650, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Village Residential Association, Inc. as recorded as Instrument #20060314.00012830, in the Office of the Judge of Probate of Jefferson County, Alabama.
9. Declaration of Covenants. Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector One, as recorded as Instrument #20060421000186670, in said Probate Office.
10. Subject to covenants. conditions and restrictions as set forth in the document recorded in instrument #20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in instrument No. 20060712000335740, in said Probate Office.
11. Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument # 20051213000644260.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DAVID ACTON BUILDING CORP, by Jordan Huffstetler, its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of October, 2017.

DAVID ACTON BUILDING CORP
 BY: JORDAN HUFFSTETLER
 ITS: 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, whose name as VICE PRESIDENT of DAVID ACTON BUILDING CORP, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26th day of October, 2017.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/30/2017 02:22:31 PM
 \$93.00 CHERRY
 20171030000392600

[Signature]

Notary Public
 Print Name: *Charles S. Havant, L*
 Commission Expires: *7-30-20*