

20171122000421660
11/22/2017 10:41:31 AM
DEEDS 1/3

Send tax notice to:
STEVEN SAYERS
702 HIGHLAND LAKES COVE
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

2017665

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Nineteen Thousand and 00/100 Dollars (\$519,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, PETER A MAILLOUX and SUZANNE OZMENT, husband and wife, whose mailing address is: 133 Balsam Lane Aiken, SC 29803 (hereinafter referred to as "Grantors") by STEVEN SAYERS and KRISTI SAYERS whose property address is: 702 HIGHLAND LAKES COVE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 3-A, according to a Resurvey of Highland Lakes, 1st Sector, Phase V, and acreage, an Eddleman Community, as recorded in Map Book 27, Page 108, 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").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 81, Page 417, and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Easements and building lines as shown on recorded map(s), Map Book 27, Page 108, including but not limited to any notes, conditions, and restrictions.
4. Restrictions appearing of record in Instrument #1994-7111; Instrument #1996-17543 and Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. recorded in Instrument # 9402/3947 in the Probate Office of Jefferson County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 133, Page 210 and Real Volume 31, Page 355.
6. Declaration of Public Easement(s) as set out in Instrument #2000-10737 and Resolution thereof as recorded in Instrument #2000-15019.
7. Cable Agreement as recorded in Instrument #1997-33476.
8. Restrictions, limitations and conditions as set out in Map Book 18, Page 37 A, B, C, D, E, F and G, Map Book 25, Page 85 and Map Book 27, Page 108.
9. Declaration of covenants, conditions and restrictions for Highland Lakes, First Sector as set out in Instrument #1994-7112.
10. Grant of Construction of railroads as set out in Deed Book 334, Page 587.
11. Permits and Easements to South Central Bell by instrument(s) recorded in Deed Book 2327, Page 454; Deed Book 339, Page 403 and Deed Book 326, Page 580.
12. 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 #1993-15705.
13. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
14. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company, as recorded in Instrument #20040910000506330.

\$500,442.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 1st day of November, 2017.

Peter A Mailloux
PETER A MAILLOUX

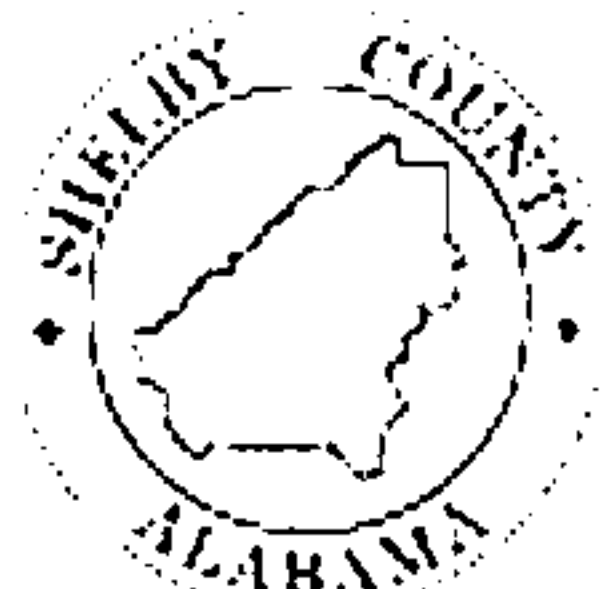
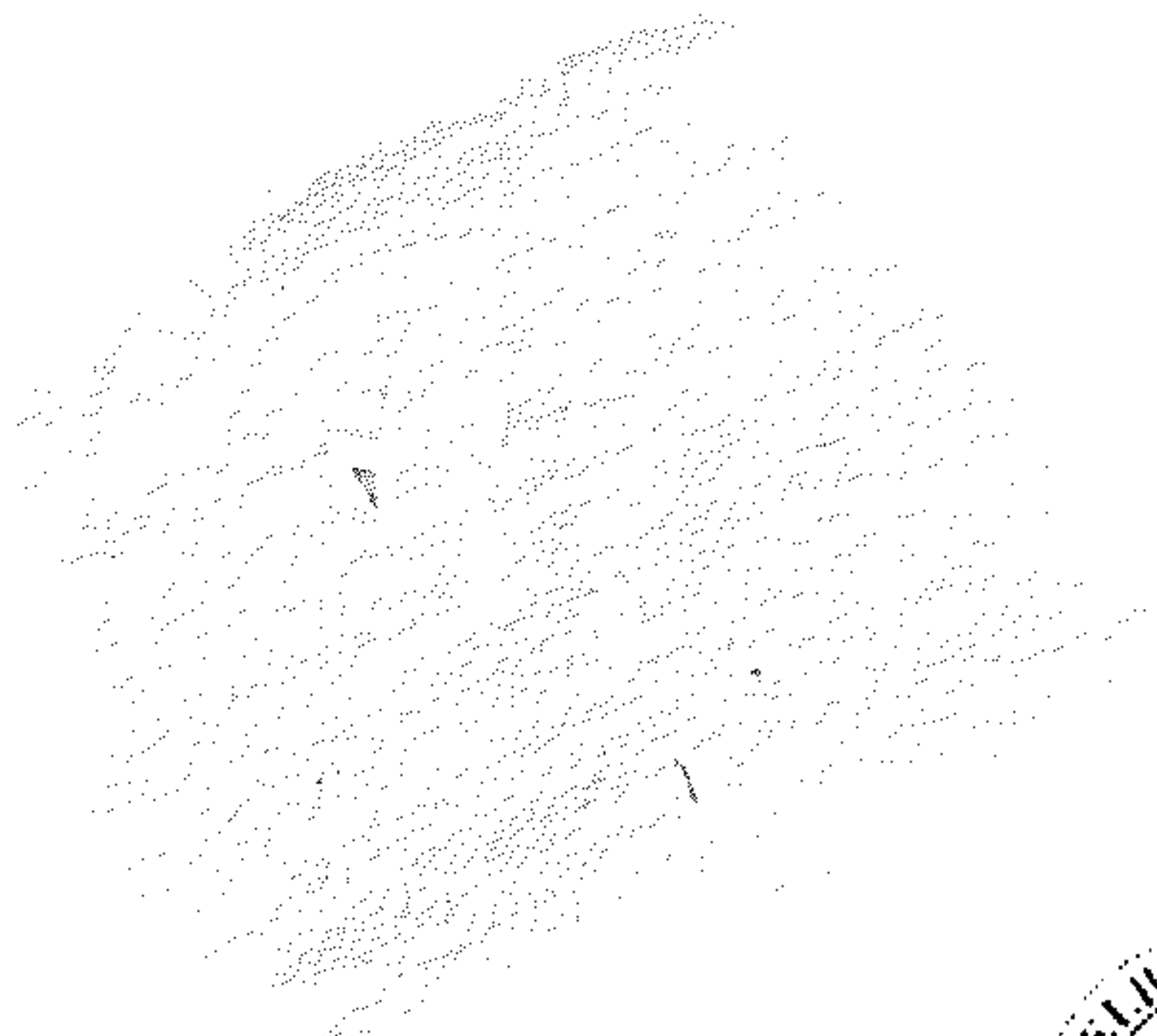
Suzanne Ozment
SUZANNE OZMENT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PETER A MAILLOUX and SUZANNE OZMENT whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of November, 2017.

Shannon Y. Viall
Notary Public
Print Name: Shannonh. Viall
Commission Expires: 11-6-18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/22/2017 10:41:31 AM
\$40.00 CHERRY
20171122000421660

James W. Fuhrmeister