

Send tax notice to:
GREGORY W. ROUSE
1180 HIGHLAND VILLAGE TRAIL
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

2017731

20180105000005410
01/05/2018 12:53:55 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$479,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TODD M. LANKFORD and PAIGE J. LANKFORD, husband and wife **whose mailing address is:** 2500 Montauk Rd, Hoover, AL 35226 (hereinafter referred to as "Grantors") by GREGORY W. ROUSE and TRACY F. ROUSE **whose property address is:** 1180 HIGHLAND VILLAGE TRAIL, 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 109, 2nd Amendment to the Amended Map The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A-E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the roadways, Common Areas 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 No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 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, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. 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 Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama
3. 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, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264, in the Probate Office of Shelby County, Alabama.
5. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740, in the Probate Office of Shelby County, Alabama.
7. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, a Residential Subdivision, as recorded in Instrument No. 20070223000084910 and supplemented in Instrument No. 20070830000408300, Second Supplement as recorded in Instrument No. 20080501000178840, Third Supplement as recorded in Instrument No. 20090121000018210, Fourth Supplement as recorded in Instrument No. 20110406000107050 and Fifth Supplement as recorded in Instrument No. 20110406000107060.
8. Articles of incorporation of Highland Village Residential Association, Inc., as recorded in Instrument No. 20060314000120380 and in Book LR200605, Page 6695.

9. Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument No. 20051209000637840 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20051213000644260.
10. 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, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Ingress and egress easements as recorded in Real Book 321, Page 812, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Notes and Restrictions as set out per Map Book 36, Page 95 A - E, Map Book 37, Page 17 A - E and Map Book 37, Page 73 and Map Book 37, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Right of way granted to Alabama Power Company as set forth in Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Grant of land easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20060828000422180 and Instrument No. 20060828000422190, in the Office of the Judge of Probate of Shelby County, Alabama.
15. Easement to Bellsouth Telecommunications as recorded in Instrument No. 20050803000394300, in the Office of the Judge of Probate of Shelby County, Alabama.
16. Reservations, limitations, conditions and release of damages as recorded in Instrument No. 20051229000667950, in the Office of the Judge of Probate of Shelby County, Alabama.
17. 10 foot easement along West lot line as per plat.
18. 7.5 foot easement along North lot line as per plat.
19. 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, in the Office of the Judge of Probate of Shelby County, Alabama.

\$239,800.00 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 4th day of January, 2018.

Todd M. Lankford
TODD M. LANKFORD
Paige J. Lankford
PAIGE J. LANKFORD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD M. LANKFORD and PAIGE J. LANKFORD 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 4th day of January, 2018

Paige J. Lankford
Notary Public
My Name: *Paige J. Lankford*
Commission Expires: *30 20*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2018 12:53:55 PM
S258.50 CHERRY
20180105000005410

James W. Fuhrmeister