

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
EDNA JACKSON
916 5th Street West
Birmingham, AL 35209

**STATE OF ALABAMA)
SHELBY COUNTY)**

Warranty Deed

49,000

Inst # 1996-16043

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100's (\$10.00) to the undersigned grantor or grantors, GWENDOLYN JACKSON STEWART, a married woman, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto EDNA JACKSON (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 104, 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 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, together with all amendments thereto.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the grantor nor her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 14th day of May, 1996.

Gwendolyn Jackson Stewart
GWENDOLYN JACKSON STEWART

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GWENDOLYN JACKSON STEWART, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of MAY, 1996.

[Signature]
Notary Public

My Commission Expires: 5/29/99

05/16/1996-16043
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 57.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW