

STATE OF Alabama

COUNTY of Shelby

Inst # 2001-22582

KNOW ALL MEN BY THESE PRESENTS: That we, Ernest E. Pero and Pamela Jean Pero, Husband and wife

for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

David W. Richmond and Theresa M. Richmond

the following described real estate, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

\$215,000.00 of the purchase price recited above was paid from a purchase money mortgage closing simultaneously herewith.

SUBJECT TO GENERAL TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

TO HAVE AND TO HOLD unto the said Grantee(s), (his)(her)(their) heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee(s), (his)(her)(their) heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee(s) (his)(her)(their) heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 2<sup>nd</sup> day of April, 2001.

Ernest E. Pero

Ernest E. Pero

Pamela J. Pero

Pamela Jean Pero

\*\*\* Notary on Back \*\*\*

06/04/2001-22582  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 79.00

STATE OF ) ALABAMA

COUNTY OF ) Shelby

I, NANCY R GRAY, a Notary Public in  
and for said State and County, hereby certify that **Ernest E. Pero and Pamela Jean Pero\*** whose  
names are signed to the foregoing conveyance, and who are known to me, acknowledged before  
me on this day, that being informed of the contents of the conveyance, they executed the same  
voluntarily on the day the same bears date. \* husband and wife

Given under my hand and seal on the 2<sup>nd</sup> day of April, 2001.

Nancy R Gray  
Notary Public

MAY 07, 2008

## EXHIBIT "A"

Lot 3128, according to the amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, 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, 3rd Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.

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