This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To: Betty J. Thomas 1089 Knollwood Drive Birmingham, AL 35242

STATE OF ALABAMA	) :	STATUTORY CENERAL WARRANTY DEEL
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Twenty-Three Thousand Eight Hundred and 00/100 (\$323,800.00), and other good and valuable consideration, this day in hand paid to the undersigned J & K Builders, Inc., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Betty J. Thomas, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1102, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, page 84, A, B, C and D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with non exclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 11th Sector, recorded as Inst. #2000-41316 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

\$180,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of March, 2002.

John R. Meinberg, President STATE OF ALABAMA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John R. Meinberg, whose name as President of J & K Builders, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of March, 2002.

NOTARY PUBLIC My Commission Expires: \$65/03

**COUNTY OF JEFFERSON** 

Inst # 2002-10963

03/07/2002-10963 09:26 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE