1708-05

20050808000403690 1/3 $205.00
Shelby Cnty Judge of Probate,AL
08/08/2005 11:03:44AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
P. O. BOX 310
Moody, AL 35004

Send Tax Notice To:
Ron Parker
2011 Knollwood Place
Birmingham, Alabama 35242

COMPANY FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED EIGHTY ONE THOUSAND AND NO/100 ($281,000.00) DOLLARS** to the undersigned Grantor, **MITCHELL HOME CENTER, LLC**, a limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **RON PARKER AND KIM PARKER** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in St. Clair County, Alabama, to-wit:

LOT 1425, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A 7 B, in the Probate Office of Shelby County, Alabama

Together with nonexclusive 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 in 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, 14th Sector, recorded as Instrument 20021101000539740, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as "Declaration")

SUBJECT TO:

1) Easements shown by recorded map.
2) Covenants, Conditions and Restrictions recorded in Instrument 20021101000539740, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status, or national origin.
3) Restrictions or Covenants recorded in Instrument 1994-7111 Instrument 1996-17543 and Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, along with Highland Lakes Residential Association, Inc. recorded in Instrument 9402/3947 in the Probate Office of Shelby County, Alabama, Birmingham Division.
4) Declaration of Convents Conditions and Restrictions of Highland Lakes 14th Sector recorded in Instrument 20021101000539740, in the Probate Office of Shelby County, Alabama,
5) Right fo way to Birmingham Water and Sewer Board, recorded in Instrument 1997-4027;

Instrument 1996-25667 and Instrument 2000-12490, in the Probate Office of Shelby County, Alabama..
6) Release of damages recorded in Instrument 1999-40619 in the Probate Office of Shelby County, Alabama.
7) Mineral and mining rights and rights incident thereto recorded in Deed Book 28, Page 237 in the Probate Office of Shelby County, Alabama,
8) Lake Easements Agreement, providing for easement, use by others and maintenance of Lake Property described within Instrument 1993-15705 in the Probate Office of Shelby County, Alabama.
9) Easements for ingress and egress to serve Highland Lakes Development, recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.
10) Agreement for cable recorded in Instrument 1997-33476 in the Probate Office of Shelby County, Alabama.
11) Easement for Alabama Power Company recorded in Instrument 2001-22920 in the Probate Office of Shelby County, Alabama,.
12) Restrictive covenant and distribution easement to Alabama Power Company recorded in Instrument 2001-22920 in the Probate Office of Shelby County, Alabama,
13) Reservations conditions release of damages restrictions and covenant for storm water runoff control recorded in Instrument 20021225000645210 in the Probate Office of Shelby County.
14) Restrictions or Covenants recorded in Instrument 20040910000505480 in the Probate Office of Shelby County, Alabama, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
15) Restrictions as shown on recorded map.
16) No further subdivision of lots as restricted by recorded map.
17) Restrictions conditions, agreements, release of damages, and mineral and mining rights and rights incident thereto recorded in Instrument 20030718000460280, in the Probate Office of Shelby County, Alabama.

($93000.00) of the above consideration was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantor by its Member, J. E. Mitchell, II who is authorized to execute this conveyance, hereto set its signature and seal this the 4th day of August, 2005.

MITCHELL HOME CENTER, LLC

BY: J. E. MITCHELL

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. E. Mitchell, II. as Member of Mitchell Home Center, LLC, a limited liability company 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of August, 2005.

Notary Public

My Commission Expires:
2/4/08

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Shelby County, AL 08/08/2005
State of Alabama

Deed Tax:$188.00