

NTC0600479

Send tax notice to:

Dale A. Fanton

Lori L. Fanton

1182 Kingswood Road

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

Shelby County, AL 08/02/2006
State of Alabama

Deed Tax: \$92.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00) in hand paid to the undersigned Robert T. Smith and Sheri L. Smith, Husband and Wife, (hereinafter referred to as Grantors") by Dale A. Fanton and Lori L. Fanton (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 1010, according to the Map of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, Phase I, recorded as Instrument No. 1999-43196 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$368,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell

and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.


20060802000370950 2/2 \$106.00
Shelby Cnty Judge of Probate, AL
08/02/2006 09:04:29AM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Robert T. Smith and Sheri L. Smith hereunto set their signature(s) and seal(s) on July 24, 2006.



Robert T. Smith



Sheri L. Smith

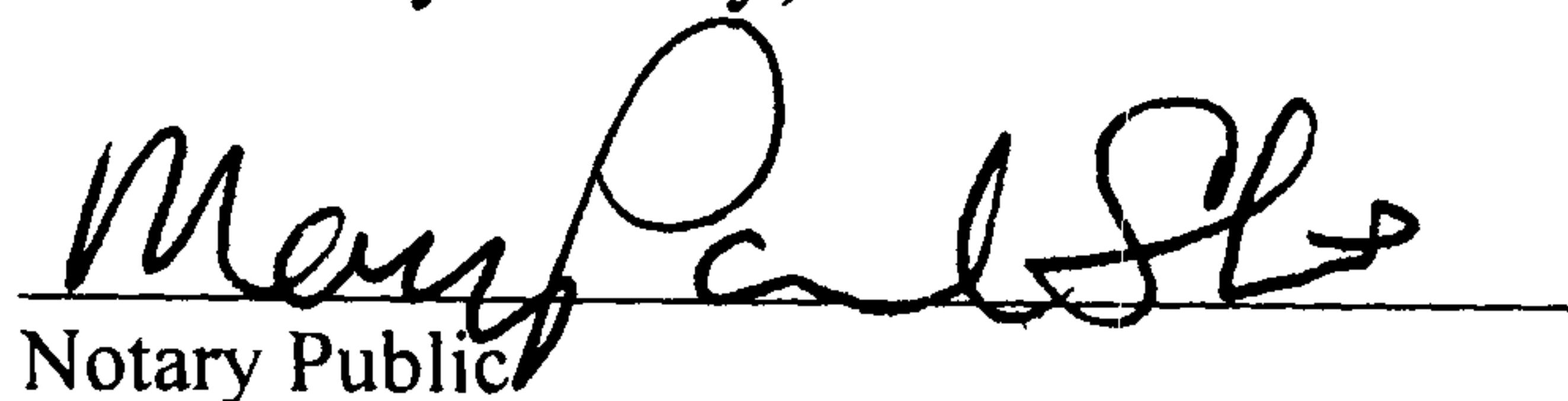
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert T. Smith and Sheri L. Smith, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of July, 2006.

(NOTARIAL SEAL)





Notary Public

Print Name:

Commission Expires: 9-16-06