


407155

This instrument was prepared by:  
Paul Esco, Esq.  
547 South Lawrence Street  
Montgomery, AL 36104

SEND TAX NOTICE TO:  
Jimmy H. Eason and Edmeleta H. Eason  
1025 Sandhurst Circle  
Birmingham, Al 35242

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

  
20080429000175410 1/2 \$105.50  
Shelby Cnty Judge of Probate, AL  
04/29/2008 02:39:02PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **THREE HUNDRED TWENTY THOUSAND AND NO/100'S (\$320,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JIMMY H. EASON AND EDMELETA H. EASON** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

**"SEE ATTACHED EXHIBIT A"**

**\$228,500.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY**, has caused this instrument to be executed by Chris Goodwin, its VP, this the 25<sup>th</sup> day of APRIL, 2008.  
and Wesley Justice its asst. Secretary

**UNITED GUARANTY RESIDENTIAL ISURANCE COMPANY**

BY: Chris Goodwin  
ITS: Vice President

**UNITED GUARANTY RESIDENTIAL ISURANCE COMPANY**

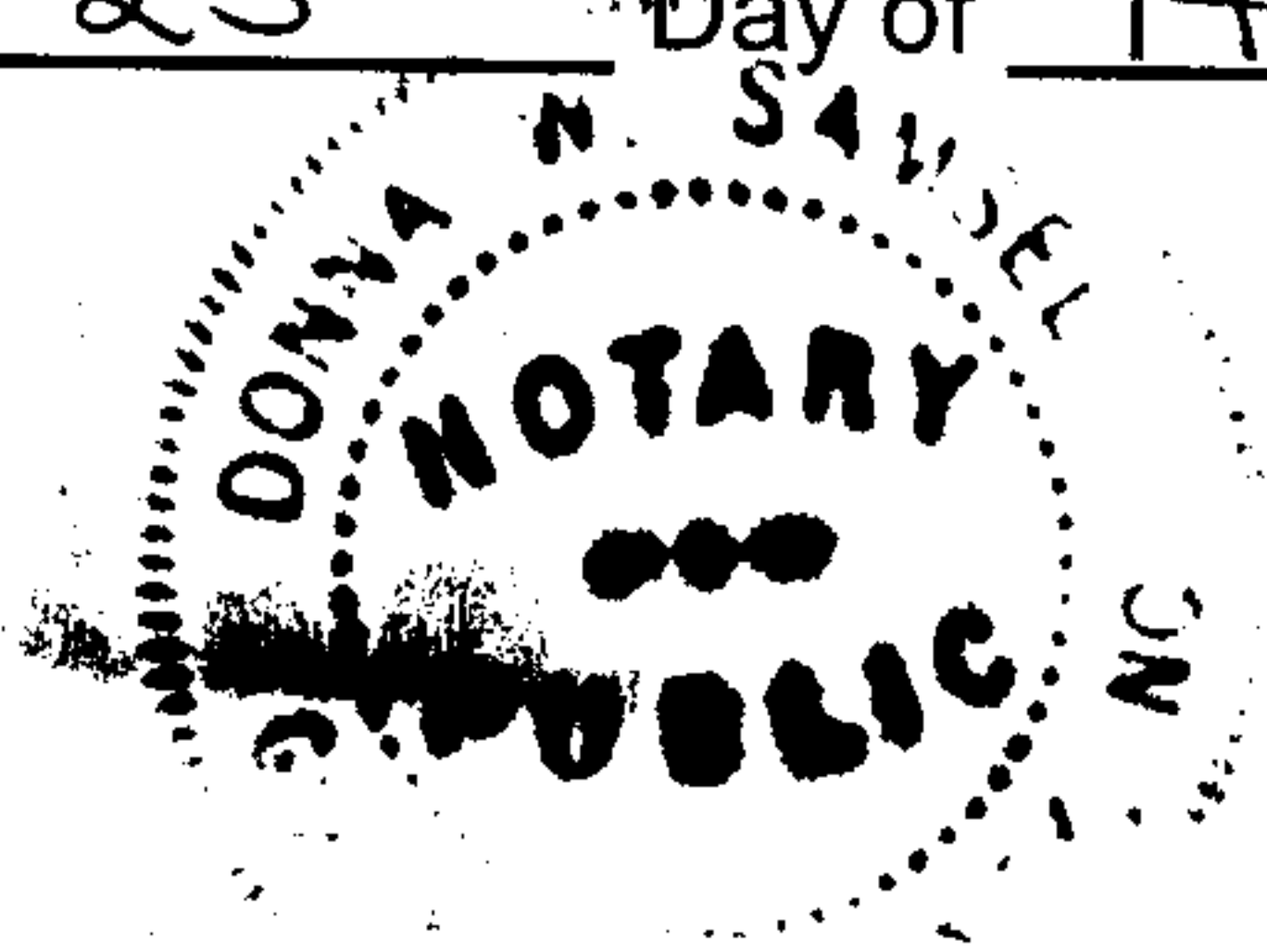
BY: Wesley Justice  
ITS: Asst Secretary

STATE OF North Carolina  
COUNTY OF Chilford

I, THE UNDERSIGNED, a Notary Public in and for the said County and State, hereby certify that Chris Goodwin, whose name as Vice President and Wesley Justice, whose name as Asst. Secretary, of **UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the United States, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed if the contents of the conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this 23 Day of April, 2008.


Donna W. Samuel  
Notary Public  
My Commission Expires: 11/19/2012



Shelby County, AL 04/29/2008  
State of Alabama  
Deed Tax: \$91.50

**EXHIBIT "A"**

**LOT 1439, ACCORDING TO THE MAP OF HIGHLAND LAKES, 14TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 74 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH A 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 AND AMENDED IN INSTRUMENT #1996-17543 AND 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 THE "DECLARATION").**

  
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