

Send tax notice to:

ALISON CAROL ROWAT
126 ASHFORD CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:


Charles D. Stewart, Jr.
Attorney at Law
4898 VALLEYDALE ROAD, SUITE A-2
BIRMINGHAM, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:


20100121000021370 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/21/2010 02:43:27 PM FILED/CERT

That in consideration of Five Thousand Dollars (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned ALISON CAROL ROWAT and husband, DONALD VERNON CREADY (hereinafter referred to as the "Grantors") by ALISON CAROL ROWAT and DONALD VERNON CREADY, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, release, remise, quitclaim, and convey unto the Grantees, all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2305, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 23RD SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 32, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

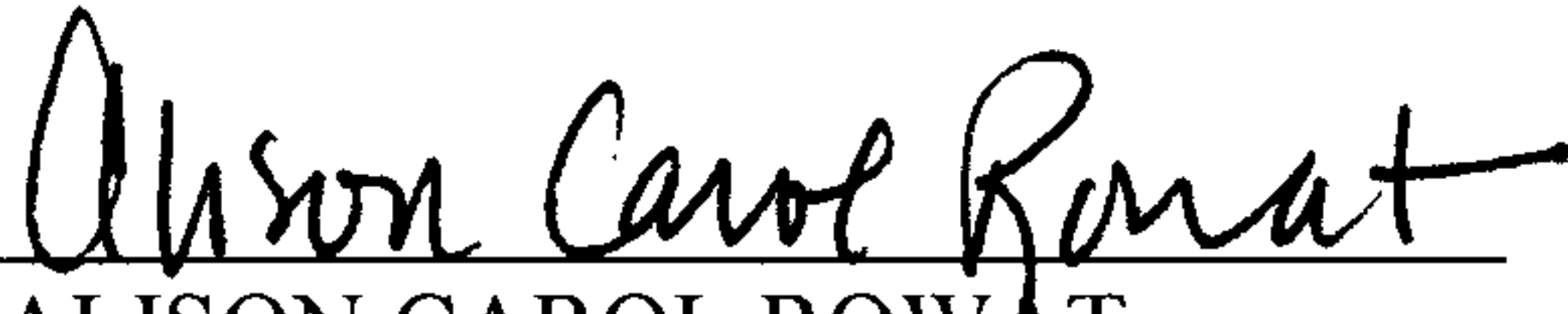
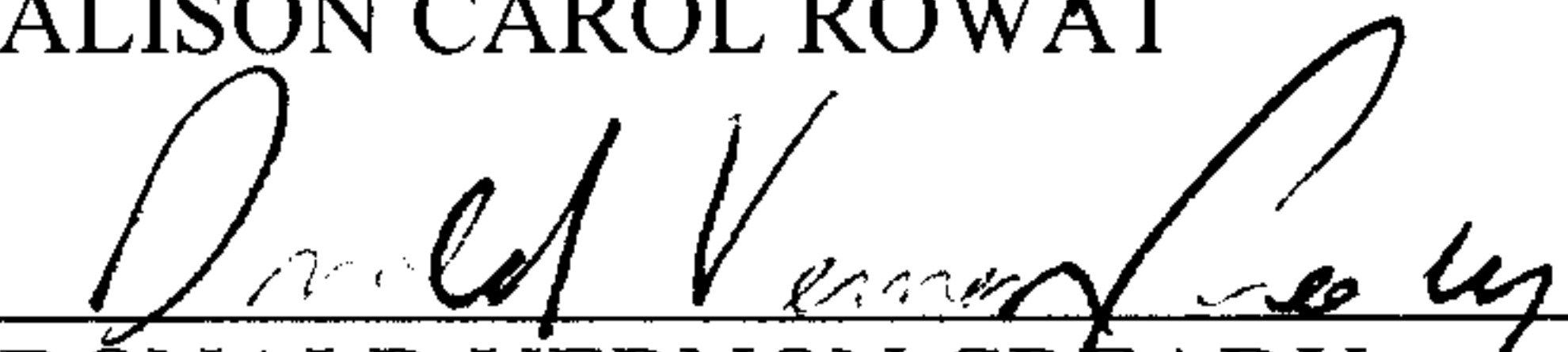
TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED IN 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, 23RD SECTOR, RECORDED AS INSTRUMENT NO. 20031010000683510 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, 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

Shelby County, AL 01/21/2010
State of Alabama
Deed Tax : \$5.00

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.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 14th day of JANUARY, 2010.

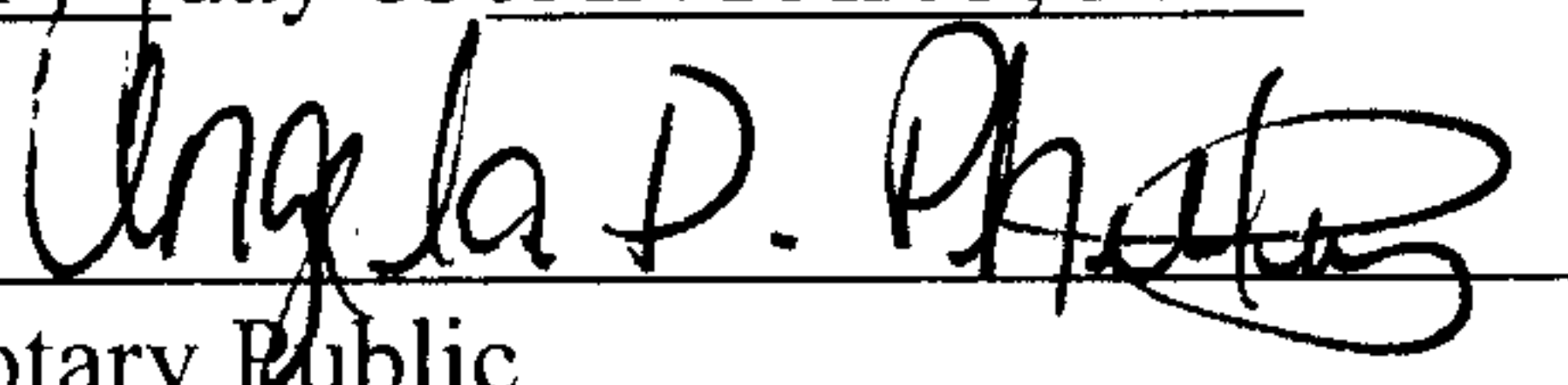

ALISON CAROL ROWAT

DONALD VERNON CREADY


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ALISON CAROL ROWAT and DONALD VERNON CREADY, 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.

Given under my hand and official seal this the 14th day of JANUARY, 2010.




Notary Public
Print Name: Angela D. Phillips
Commission Expires: 01/16/2012


20100121000021370 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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