


WARRANTY DEED
Joint tenants with right of survivorship


20120319000093060 1/3 \$116.00
Shelby Cnty Judge of Probate, AL
03/19/2012 09:47:18 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Eighty Nine Thousand, Nine Hundred and no/100's Dollars (\$489,900.00)** to the undersigned grantor,

PHYLLIS R DIGIOVANNA, an unmarried woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

CHARLES T. GRANT and GERRY H. GRANT

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1632, according to the Survey of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Of the 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 Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. 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, 16th Sector, recorded as Instrument #1999-31096, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

Subject to:

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Restrictions and covenants appearing of record in Inst. #1998-15147; Inst. #1994-7111; Inst. #1996-17543; Inst. #1993-31096 and Inst. #1999-31095.**
- 4. Cable Agreement as set out in Inst. #1997-33476.**
- 5. Right-of-way granted to Birmingham Water and Sewer Board recorded in Inst. #1997-4027 and Inst. #1995-34035.**

6. Right-of-way granted to Alabama Power Company recorded in Inst. #2000-11842.

7. Lake easement agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Ltd., providing for easements, use by others and maintenance of Lake property described within Inst. #1993-15705.

8. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded in Inst. #1993-15704.

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Phyllis R. DiGiovanna is the surviving grantee of that deed recorded in Instrument No. 20030312000151720. The other grantee, Matthew DiGiovanna having died on or about the 2nd day of June, 2004.

\$391,920.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.


TO HAVE AND TO HOLD, to the said GRANTEES 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 the joint lives of the grantees herein) in the event one or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 5th day of April, 2010.

WITNESS:


PHYLLIS R. DIGIOVANNA


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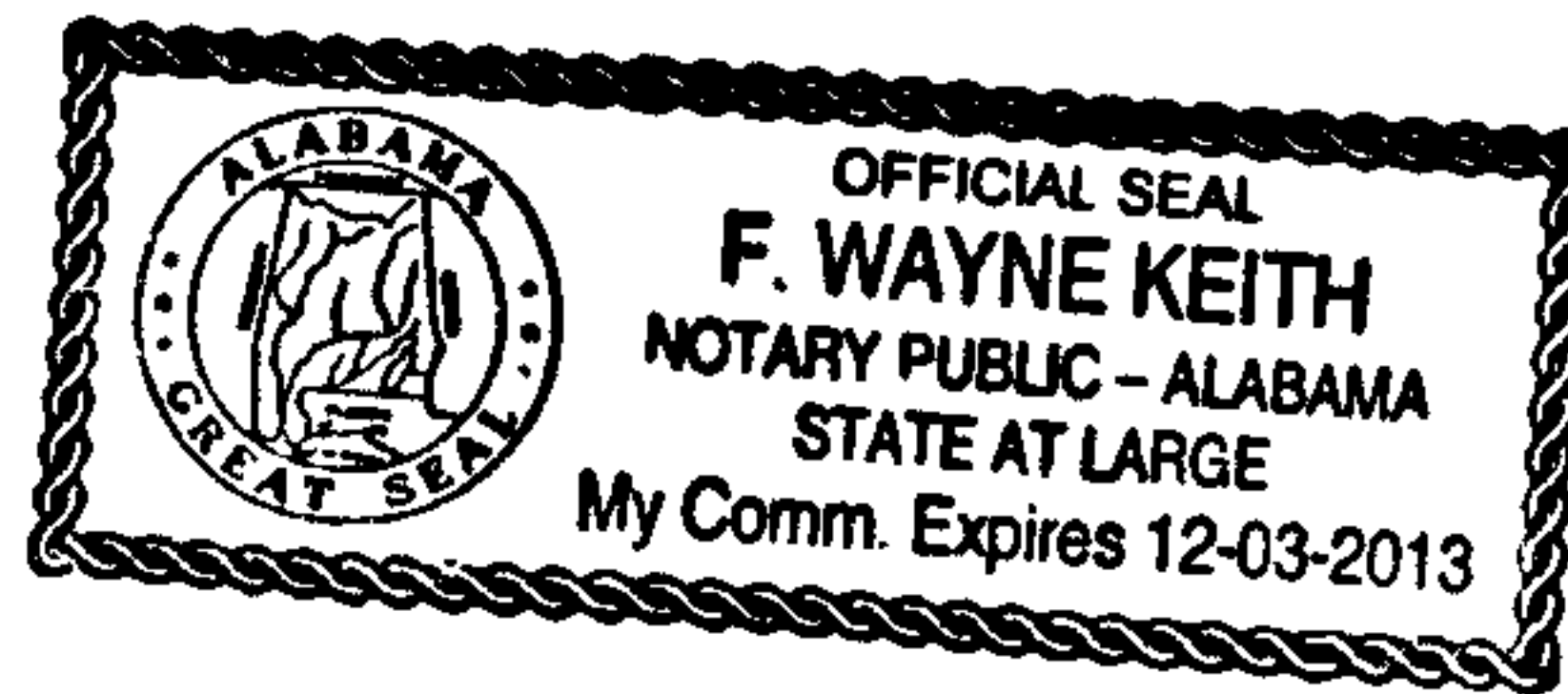
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Phyllis R. DiGiovanna, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of March, 2012.



Notary Public



THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Charles T. Grant
208 Highland Park Drive
Birmingham, Alabama 35242



20120319000093060 3/3 \$116.00
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Shelby County, AL 03/19/2012
State of Alabama
Deed Tax: \$98.00