

This instrument was prepared by:  
Mary Lynn Campisi  
3017 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:  
H. Thomas Smith, Jr. and  
Cynthia Smith  
637 Highland Lakes Drive  
Birmingham, AL 35242

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty Thousand, Six Hundred Sixty and no/100th,---\$350,660.00 Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, DKM Enterprises, Inc., an Alabama Corporation, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto H. Thomas Smith, Jr., and Cynthia Smith, husband and wife, herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship: the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127, according to the survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$280,528.00 of the above-recited consideration has been paid by a purchase money mortgage executed simultaneously herewith.

Subject to rights of way, easements, reservations, covenants, conditions, agreements, declarations, building and setback lines and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

Grantees hereby acknowledge and accept those certain covenants and restrictions set forth in that certain warranty deed dated March 11, 1994, by Highland Lakes Development, LTD., to DKM Enterprises, Inc., and filed for record by the Judge of Probate in Shelby County, Alabama as Instrument Number 1994-09159

03/21/1994-09160  
03:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
84.00

Inst # 1994-09160

Inst # 1994-09160

03/21/1994-09160  
03:06 PM CERTIFIED

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns 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, the said Grantor has hereunto set its signature and seal, this 16<sup>th</sup> day of March, 1994.

DKM Enterprises, Inc.

By: 

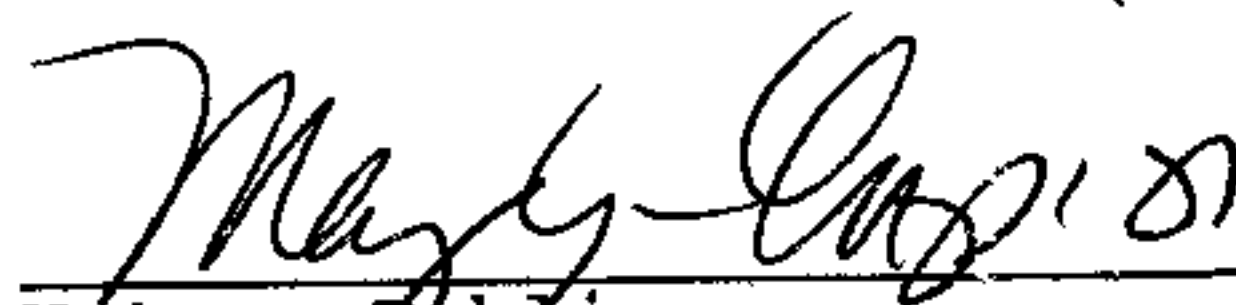
W. Brian Doyle,  
President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Brian Doyle, as President of DKM Enterprises, Inc., an Alabama Corporation, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of March, 1994.



Notary Public:

Mary Lynn Campisi

My Commission Expires:

06/16/95

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

H. Thomas Smith, Jr.  
H. Thomas Smith, Jr.

Cynthia S. Smith  
Cynthia Smith

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Thomas Smith, Jr., and Cynthia Smith, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 16<sup>th</sup> day of March, 1994.

Mary Lynn Campisi  
Notary Public:  
Mary Lynn Campisi  
My Commission Expires:  
06/16/95

Inst # 1994-09160

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