

This instrument was prepared by

Send Tax Notice To: DONALD A. LONG

(Name) GENE W. GRAY, JR.

name

131 HUNTINGDON PLACE

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA BIRMINGHAM, ALABAMA 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$259,900.00)

to the undersigned grantor, ED GRAY HOMES, INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DONALD A. LONG AND WIFE, BEVERLY T. LONG

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 718, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 7TH SECTOR, AS RECORDED IN MAP BOOK 20 PAGE 58 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO THE EXCEPTIONS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

Inst # 1996-22330

07/11/1996-22330
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 64.00

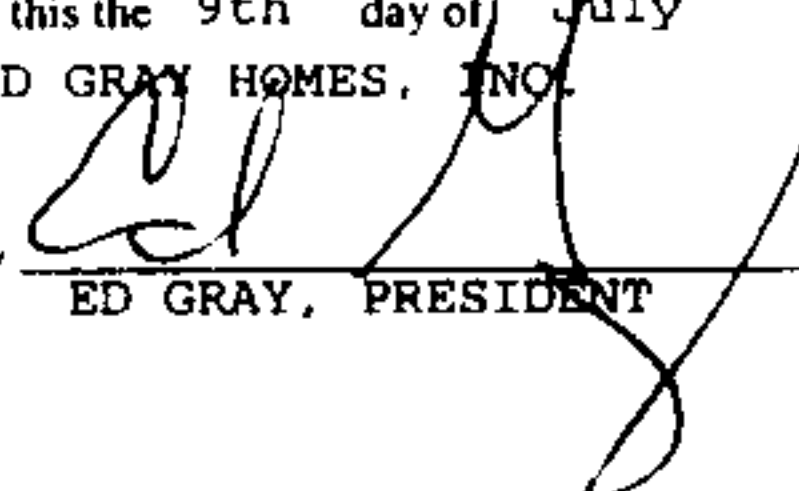
TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, ED GRAY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of July

19 96

ED GRAY HOMES, INC.

ATTEST:

By 
ED GRAY, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.
State, hereby certify that ED GRAY
whose name as PRESIDENT of ED GRAY HOMES, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of July 1996


GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3).

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111 page 408 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 109 page 70; Book 149 page 380; Book 173 page 364 and Book 276 page 670 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 134 page 408 and Book 133 page 212 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 133 page 210 and Real 31 page 355 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as to the SW 1/4 of SW 1/4, Section 9, Township 19, Range 1, including rights set out in Book 28 page 237 in the Probate Office.

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 Instrument #1993-015705 in Probate Office.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in Probate Office.

Collateral Assignment of Contract dated May 28, 1993 by and between Highland Lakes Development, Ltd., and Central Bank of the South recorded as Instrument #1993-15711 in the Probate Office.

Declarations of easements and Master Protective Covenants by Highland Lakes recorded as Instrument #1994-7111 and amended by Inst. #1996-17543 in Probate Office.

Declaration of easement by Highland Lakes Development, Ltd., and Highland Lakes Residential Association, Inc., recorded as Instrument #1995-18135 in the Probate Office.

Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1995-28389 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 20 page 58 A, B & C.

Building setback lines and public easements as shown by the recorded plat, including a 10 foot easement along the Easterly and Southeasterly sides of lot.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in deed recorded as Inst. #1995-35508 in Probate Office.

Inst # 1996-22330

07/11/1996-22330
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 64.00