

This instrument was prepared by

Send Tax Notice To: JAMES L. CHAMBERS

(Name) GENE W. GRAY, JR.

name

1025 HIGHLAND LAKES PLACE

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

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

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$287,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
RAYMOND PEARCE AND WIFE, CARRON PEARCE

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES L. CHAMBERS

AND ANGELA D. CHAMBERS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

THE PROPERTY CONVEYED HEREIN IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1999 AND THEREAFTER.

EASEMENTS AND BUILDING SETBACK LINES AS SHOWN BY RECORDED MAP.

AGREEMENT WITH SHELBY CABLE INC., AS RECORDED IN INST. #1997-33476.

RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1997-971; INST. #1994-7111 AND INST. #1994-31018.

\$230,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE  
LOAN.

Inst # 1999-37578  
09/08/1999-37578  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE  
02

TO HAVE AND TO HOLD Unto 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 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 grantee herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd  
day of September, 19 99.

\_\_\_\_\_  
(Seal)

Raymond Pearce  
RAYMOND PEARCE (Seal)

\_\_\_\_\_  
(Seal)

Carron Pearce  
CARRON PEARCE (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
RAYMOND PEARCE AND WIFE, CARRON PEARCE  
whose name(s) 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 2nd day of September, A.D., 19 99

GENE W. GRAY, JR.

Notary Public

**EXHIBIT "A"**

**Lot 530, according to the Map of Highland Lakes, 5th Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, Page 3 A & B, in the Probate Office of 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 Inst. #1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II, as recorded as Inst. #1994-31018, in the Probate Office of Shelby County, Alabama, (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

**Minerals and mining rights excepted.**

**Inst # 1999-37578**

**09/08/1999-37578  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 KMS 68.50**