

SEND TAX NOTICE TO:  
KENNETH J WARRAS  
1042 HERMITAGE CIRCLE  
BIRMINGHAM, AL 35242

### WARRANTY DEED

#### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 288500 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **DAVID J. WARRAS and L. DIANE WARRAS, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **KENNETH J. WARRAS and SUSAN WARRAS, HUSBAND AND WIFE** (herein referred to as GRANTEE(S)) 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 the County of SHELBY, and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$200000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of June, 2000.

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*David J. Warras* (L.S.)  
**DAVID J. WARRAS**  
*L. Diane Warras* (L.S.)  
**L. DIANE WARRAS**

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that **DAVID J. WARRAS and L. DIANE WARRAS** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 16th day of June, 2000.

*[Signature]*  
Notary Public  
My commission exp: 9-9-03

Prepared by:  
STEWART & ASSOCIATES, P.C.  
3585 GRANDVIEW PARKWAY, SUITE 350  
BIRMINGHAM, AL 35243

Inst # 2000-21283

06/26/2000-21283  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

**EXHIBIT "A"**

**Lot 3107, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124 in the Probate Office 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, as Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

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**002 NMS 100.50**