

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JERE M. KITCHENS & JUDITH KITCHENS a/k/a JUDI KITCHENS
1024 HASTINGS CIRCLE
BIRMINGHAM, ALABAMA 35242

CORPORATION FORM 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 **FOUR HUNDRED THIRTY THOUSAND AND NO/100 (\$430,000.00)** to the undersigned GRANTOR, **DAVID ACTON BUILDING CORPORATION**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JERE M. KITCHENS and wife, JUDITH KITCHENS a/k/a JUDI KITCHENS**, (herein referred to as GRANTEEES) 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 1227, according to the map of Highland Lakes, 12th Sector, Phase I, as recorded in Map Book 26, Page 137, in the Probate Office of Shelby County, Alabama, together with a non-exclusive easement to use the private roadways within the subdivision.

03/19/2001-09793
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 444.00

SUBJECT TO:


1. Taxes for the year 2001 which are a lien but not yet due and payable until October 1, 2001.
2. Building setback line(s) and easement(s) as shown on recorded plat of subdivision.
3. Restrictive covenants shown on recorded plat of said subdivision. (But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin)
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095, in said Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, as recorded as Instrument #2000-20771, in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Instrument No. 1998-7776, Instrument No. 1998-7777 and Instrument No. 1998-7778, in said Probate Office.
7. Right(s) of Way(s) granted to Birmingham Water and Sewer Board, by Instrument (s) recorded in Instrument No. 1997-4027 and Instrument No. 1996-25667 in said Probate Office.
8. Right of way and agreement with Alabama Power Company as to covenants pertaining thereto, to be recorded in said Probate Office.
9. Shelby Cable Agreement as set out in Instrument No. 1997-33476 in said Probate Office.
10. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument No. 1993-15705 in said Probate Office.
11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument No. 1993-15704 in said Probate Office.
12. Terms, conditions, restrictions, covenants, agreements, right-of-ways and release of damages as set out in Deed recorded in Instrument No. 2000-30412.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, by its **PRESIDENT, DAVID ACTON**, who is authorized to execute this conveyance, has hereto set its signature and seal this 9TH day of MARCH, 2001.


DAVID ACTON BUILDING CORPORATION

BY: 
PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **DAVID ACTON**, whose name as **PRESIDENT** of **DAVID ACTON BUILDING CORPORATION**, 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 for and as the act of said corporation.

Given under my hand and official seal this 9TH day of MARCH, 2001.


NOTARY PUBLIC
My Commission Expires: 10/31/2003

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