

This Instrument Was Prepared By:  
**Dickerson & Morse, P. C.**  
1920 Valleydale Road  
Birmingham, AL 35244

Send Tax Notice to:  
**Curtis Lee Kitchens**  
1131 Kingswood Road  
Birmingham, Alabama 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED, JOINTLY  
FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Four Hundred Twenty Nine Thousand and 00/100 Dollars (\$429,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **J & K Builders, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Curtis Lee Kitchens and Rita Jane Kitchens, husband and wife** (hereinafter 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 the County of **Shelby** and State of **Alabama**, to-wit:

**Lot 1002, according to the Map of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 page 27 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, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, recorded as Instrument #1999-43196 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**  
**Mineral and mining rights excepted.**

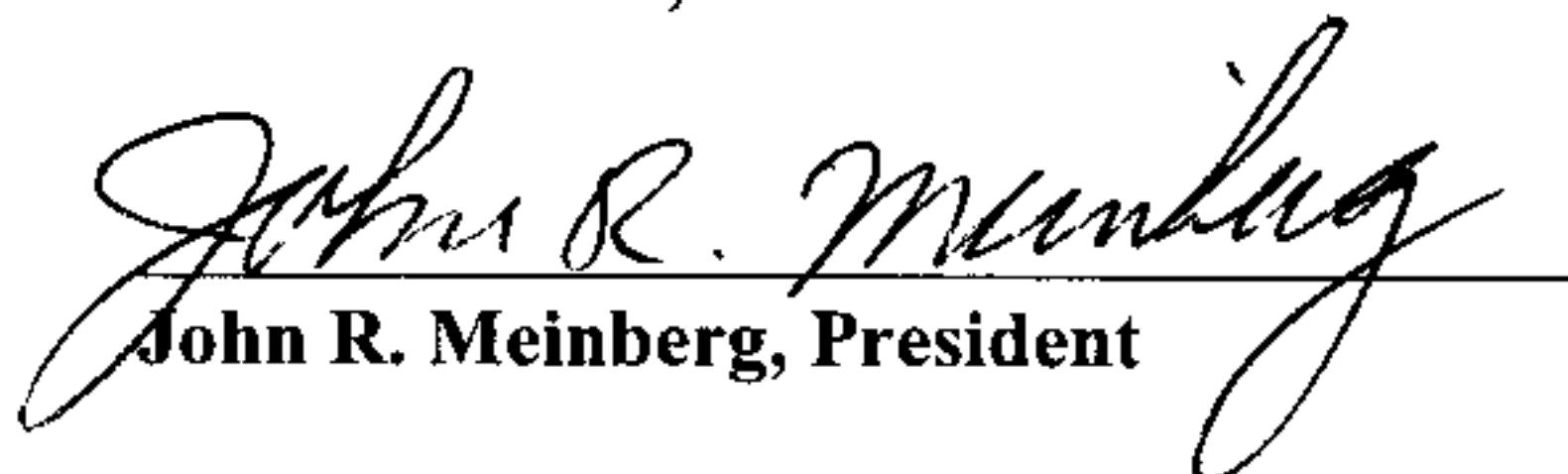
**Note: \$386,100.00 of the above purchase price is in the form of a mortgage in favor of Long Beach Mortgage Company, executed and recorded simultaneously herewith.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto 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.

IN WITNESS WHEREOF, **J & K Builders, Inc.** has hereunto set its signature by **John R. Meinberg** its **President** on this the **30th** day of **May, 2001**.


**J & K Builders, Inc.**

  
**John R. Meinberg, President**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **John R. Meinberg** as **President of J & K Builders, Inc., an Alabama corporation**, whose name 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **30th** day of **May, 2001**.

  
**G. Wray Morse, Notary Public**  
**Inst # 2001-22286**

My Commission Expires: **9/10/2004**

**06/01/2001-22286  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 54.00**