

Send tax notice to:
Rebecca L. Futral
107 Ashford Circle
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

This instrument prepared by:
Stewart & Associates P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

Inst # 2002-06234
02/05/2002-06234
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 92.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED Dollars (\$279,900.00) in hand paid to the undersigned, JOHN A. MADDUX AND SPOUSE, CONNIE B. MADDUX (hereinafter referred to as "Grantor") by REBECCA L. FUTRAL (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:

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

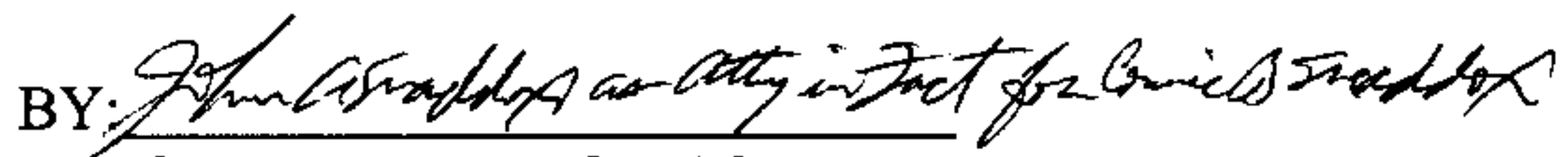
The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors, have hereunto set their signatures and seals on this the 4th day of February, 2002.


JOHN A. MADDUX


CONNIE B. MADDUX

BY: 
JOHN A. MADDUX AS
ATTORNEY IN FACT FOR
CONNIE B. MADDUX

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A.. MADDUX, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4TH day of February, 2002.



Notary Public

Print Name:

Commission Expires: 9-9-03

[NOTARIAL SEAL]

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN A. MADDUX, whose name as Attorney in fact for CONNIE B. MADDUX is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for CONNIE B. MADDUX on the day the same bears date.

Given under my hand and official seal this the 4TH day of February, 2002.



Notary Public

Print Name:

Commission Expires: 9-9-03

[NOTARIAL SEAL]

EXHIBIT "A"

Lot 722, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B, & C, 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 Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument 1995-28389 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Easements as shown by recorded plat, including 10 feet along the Northeasterly side of lot.

Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 111 page 408; Deed Book 109 page 70; Deed Book 149 page 380; Deed Book 173 page 364; Deed Book 276 page 670; Deed Book 134 page 408; Book 133 page 212; Book 133 page 210 and Real 31 page 355 in the 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 ¼ of SW ¼ Section 9, Township 19 South, Range 1 West, including rights set out in Book 28 page 237, and Inst. # 1997-4922 in the Probate Office.

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

Restrictions, limitations and conditions as set out in Map Book 20 page 58 A, B & C 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 Inst. # 1993-15705 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 Inst. # 1993-15704 in Probate Office.

Declarations of easements and Master Protective Covenants by Highland Lakes recorded as Inst. # 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 Inst. # 1995-18135 in the Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. # 1997-4922 in the Probate Office.

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