

03-0628

SEND TAX NOTICE TO:HUNTER W. BRUCE AND MOLLY M.

BRUCE

1142 KINGSWOOD ROAD  
BIRMINGHAM, ALABAMA 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## WARRANTY DEED

STATE OF ALABAMA,  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$340,000.00 to the undersigned grantor, **STERLING COMPANIES, L.L.C.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **HUNTER W. BRUCE and MOLLY M. BRUCE** (herein 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:

SEE EXHIBIT "A" ATTACHED HERETO

\$272,000.00 of the above consideration was paid from the proceeds of that mortgage 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 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 said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Ingram D. Tynes  
Member who is authorized to execute this conveyance, has hereto set its signature and seal,  
this the 17th day of April, 2003.

ATTEST:

**STERLING COMPANIES, L.L.C.**

BY: Ingram D. Tynes

Ingram D. Tynes

Member

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that Ingram D. Tynes whose name as Member of **STERLING COMPANIES, L.L.C.**, 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 the same voluntarily for and as the act of said corporation.

Given under my hand the 17th day of April, 2003.

Christopher P. Moseley  
Notary Public  
My Commission Expires: 10/27/05

Prepared by:

CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY STE, 630  
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/27/05

**EXHIBIT "A"**

**Lot 1016, 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.**

**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 under Instrument Number 1994-07111 and amended under Instrument number 1996-17543 and Instrument Number 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, Phase I recorded under Instrument Number 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.**