


WARRANTY DEED


20040903000494510 Pg 1/1 101.00
Shelby Cnty Judge of Probate, AL
09/03/2004 11:09:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

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That in consideration of Four Hundred Fifty Thousand and no/100s Dollars [\$450,000.00] and other good and valuable consideration to the undersigned Grantors, Timothy N. King and Susan E. King, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Ian Fisher and Jennifer Fisher, husband and wife as joint tenants with rights of survivorship (herein referred to as Grantees) the following described real estate, situated in Shelby County, Alabama, to wit:

136 Southledge, Birmingham, AL 35242 with the legal description:

Lot 1837, according to the Map of Highland Lakes, 18th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 130, 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 #1994-07111 and amended in Instrument #1996-17543, and further amended in instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase I, recorded as Instrument #2000-15021, 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.

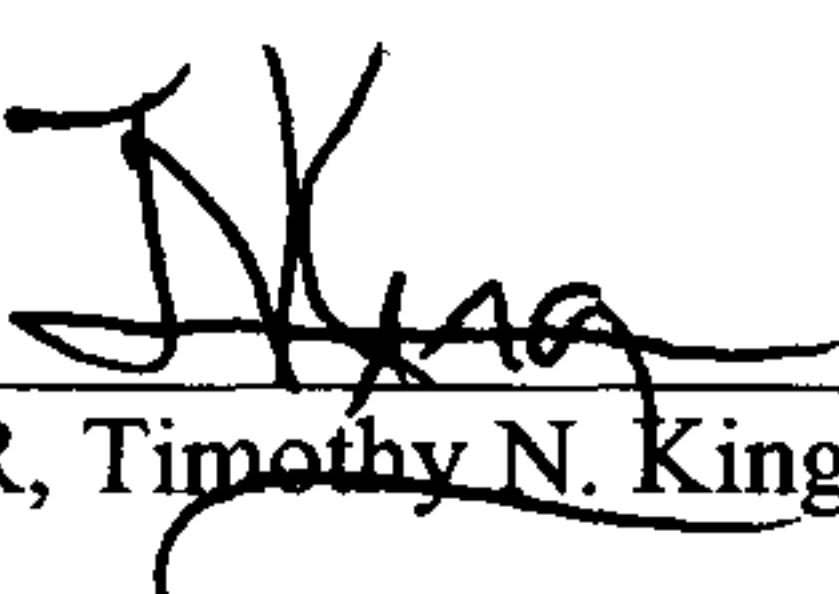
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

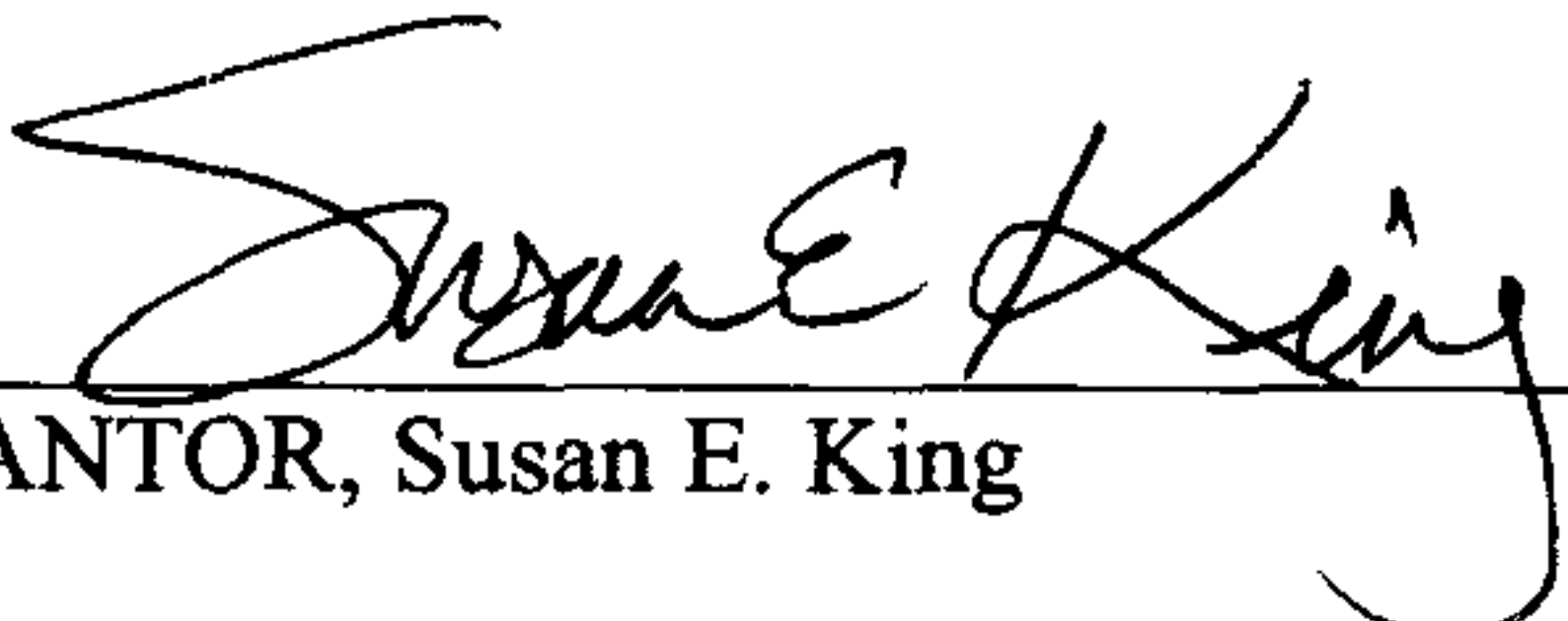
Subject to a mortgage in the amount of \$360,000 which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, his heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 31 day of AUGUST, 2004.


GRANTOR, Timothy N. King


GRANTOR, Susan E. King

STATE of ALABAMA
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy N. King and Susan E. King, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of AUGUST, 2004.


NOTARY PUBLIC
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Ian & Jennifer Fisher
136 Southledge
Birmingham, AL 35242