


Grantees Address:
Hyland S. Knecht
165 Bristol Lane
Birmingham, Alabama 35242

STATE OF ALABAMA

COUNTY OF SHELBY

SURVIVORSHIP
Statutory Warranty Deed


20041112000622180 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
11/12/2004 12:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Four Hundred Nine Thousand One Hundred Fifty and 00/100 (\$409,150.00) Dollars to the undersigned Grantor, Ken Underwood Classic Homes, Inc., a corporation in hand paid by Hyland S. Knecht and wife, Susan G. Knecht, the receipt whereof is acknowledged, the said Ken Underwood Classic Homes, Inc., a corporation do/does grant, bargain, sell and convey unto the said Hyland S. Knecht and wife, Susan G. Knecht the following described real estate, to-wit:

Lot 2404, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33 page 34, in the Probate Office of Shelby County, Alabama; being situated in 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, as recorded in Inst. #1994-07111 and amended in Inst.. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A residential Subdivision, 24th Sector, to be recorded 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 existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$409,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its President, Ken Underwood who is authorized to execute this conveyance, hereto set signature and seal this the 10th day of November, 2004.

Ken Underwood Classic Homes, Inc.



By: Ken Underwood, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Underwood, whose name as President of Ken Underwood Classic Homes, Inc., 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2004.



NOTARY PUBLIC

My Commission Expires: 3/17/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007