  
20041208000671860 Pg 1/2 30.00  
Shelby Cnty Judge of Probate, AL  
12/08/2004 12:51:00 FILED/CERTIFIED

State of Alabama)  
County of Shelby)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of THREE EIGHTEEN THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$318,900.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOMES, INC.**, a corporation, (GRANTOR) does grant, bargain, sell and convey unto **DEBRA L. GABLE** (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 2007, according to the Map of Highland Lakes, 20<sup>th</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, page 133, 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, 20<sup>th</sup> Sector, recorded as Inst. # 2002-33275 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:

Advalorem taxes due October 2005.

Easements as shown by recorded plat, including 10 feet on the Easterly side of lot.

Declaration of Restrictions, covenants and conditions as set out in instrument(s) recorded as Inst. #1994-7111, Inst. #1996-17543 and Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, along with Highland Lakes Residential Association, Inc. recorded as Inst. #9402/3947 in the Probate Office of Jefferson County, Alabama.

Declaration of Restrictions, Covenants and Conditions for Highland Lakes, 20<sup>th</sup> Sector, as recorded in Inst. No. 20020716000332750 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1999-40620 in the Probate Office.

Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highlands Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Inst. # 1993-15705 in the Probate Office.

Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd. as shown by instrument recorded in Inst. # 1993-15704 in the Probate Office.

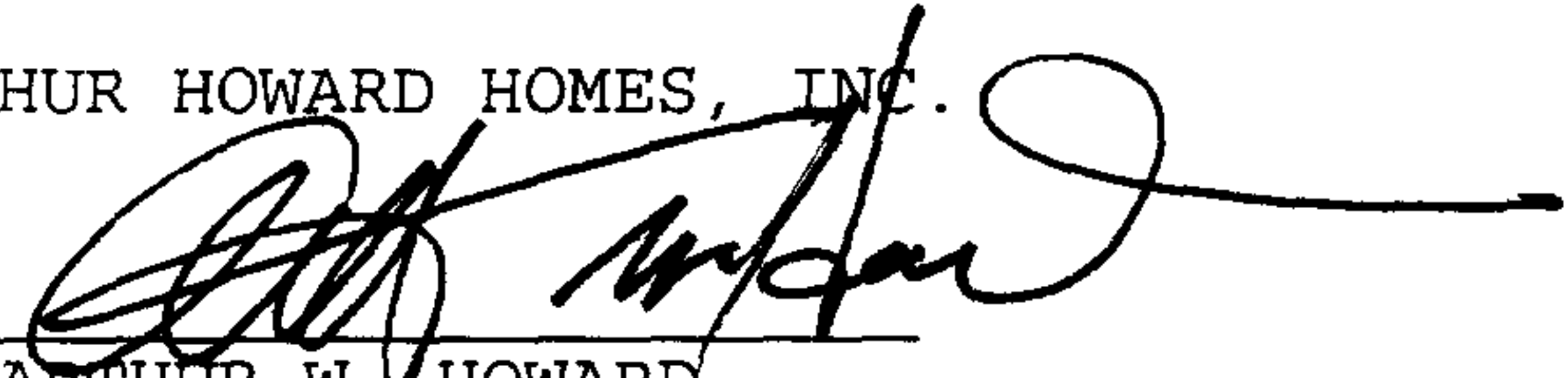
Restrictions, limitations and conditions as set out in Map Book 29 page 133.

Cable Agreement as set out in Inst. # 1997-19422 in the Probate Office.

Release(s) of damages as set out instrument(s) recorded in Inst. No. 1999-40620 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. #20031106000739130 in the Probate Office.

ARTHUR HOWARD HOMES, INC.

By:   
ARTHUR W. HOWARD  
ITS PRESIDENT

Grantee:

  
DEBRA L. GABLE

STATE OF ALABAMA)

JEFFERSON COUNTY) I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that ARTHUR W. HOWARD, whose name as President of ARTHUR HOWARD HOMES, INC., an Alabama 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 said 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 and official seal of office this 1<sup>st</sup> day of December, 2004.

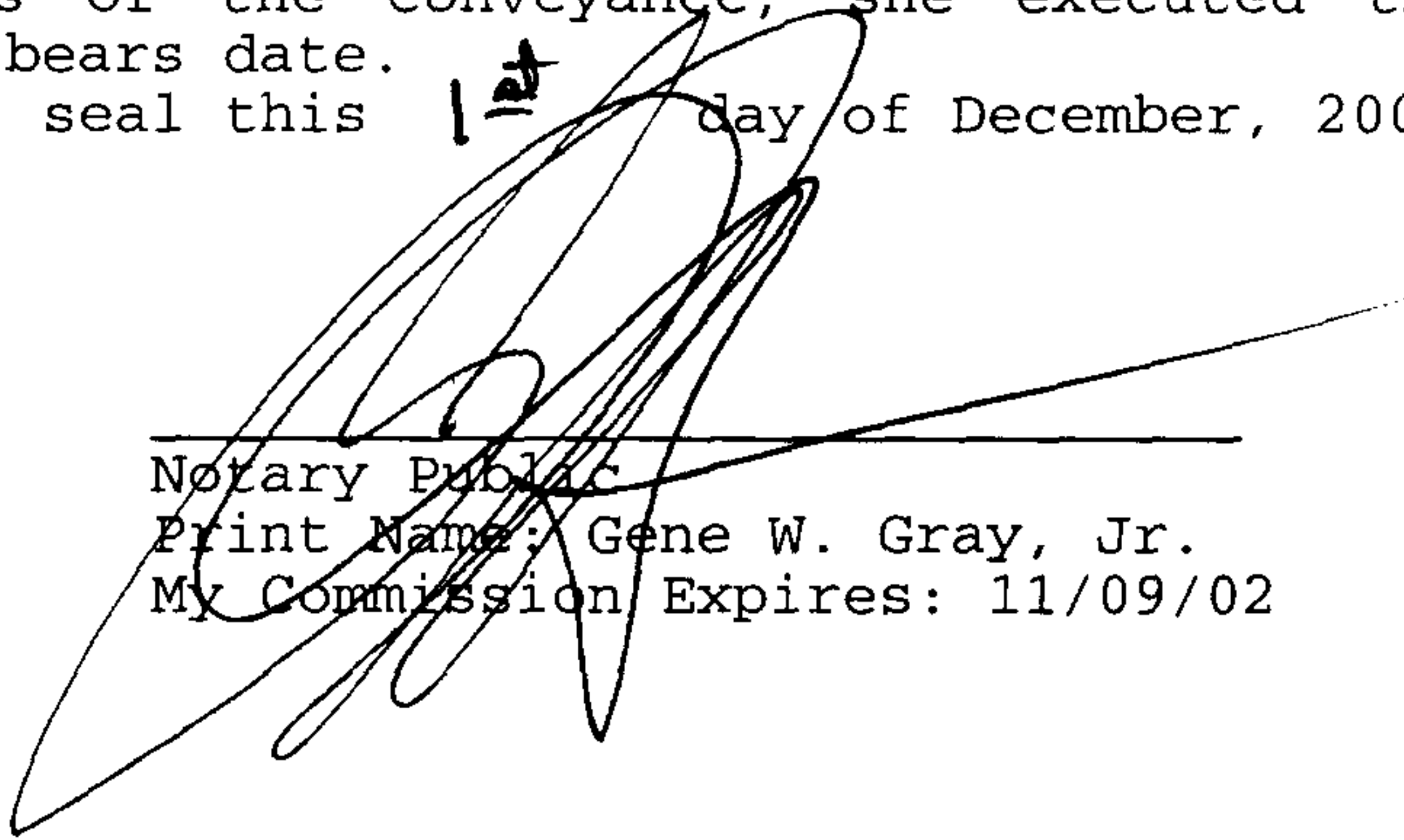
  
Notary Public  
My Commission Expires: 11/09/06

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that DEBRA L. GABLE 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of December, 2004.

  
Notary Public  
Print Name: Gene W. Gray, Jr.  
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
DEBRA L. GABLE  
1027 HIGHLAND PARK PLACE  
BIRMINGHAM, ALABAMA 35242  
58-09-5-16-0-004-007