

SEND TAX NOTICE TO:
Lynn Hightower-Moore
229 Quail Ridge Road
Helena, Alabama 35080

This instrument was prepared by
Sunny Henderson
Greg Lee, Attorney
300 Office Park Drive, Suite 230
Birmingham, AL 35223

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **Three Hundred Eighteen Thousand Nine Hundred Thirty Five dollars & no cents (\$318,935.00)** to the undersigned grantor, **Crescent City Homes, Inc., By: Sean Dassau, President** A corporation, in hand paid by **Lynn Hightower-Moore, a married woman and a Life Estate reserved unto Esther L. Hightower, an unmarried woman** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, to wit:

LOT 44, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

- 4999
- 1.) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 22, Page 35.
 - 2.) Subject to 40 foot building line on front and rear of subject property; and 12 foot easement on sides of subject property as shown on recorded map.
 - 3.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1997-05314 in the Probate Office of Shelby County, Alabama.
 - 4.) Subject to Right of Way to Alabama Power Company as recorded in Instrument 1997-19419.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this **January 28, 2005**.

Crescent City Homes, Inc., By: Sean Dassau, President

By: Sean Dassau, President

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sean Dassau** whose name as **President** , of **Crescent City 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.

Given under my hand and official seal this 28th day of January, 2005.

Notary Public.

(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: 7/14/08
BONDED THRU NOTARY PUBLIC UNDERWRITERS

