

SEND TAX NOTICE TO:TERRELL B. AND KATHERINE G.

SMITH

1009 SANDHURST CIRCLE
BIRMINGHAM, ALABAMA 35242


20050222000005550 Pg 1/1 74.50
Shelby Cnty Judge of Probate,AL
02/22/2005 14:43:00 FILED/CERTIFIED

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 \$423,000.00 to the undersigned grantor, **CARROLL ENTERPRISES, LLC**, 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 **TERRELL B. SMITH and KATHERINE G. SMITH** (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:

LOT 1442, ACCORDING TO THE RESUBDIVISION OF HIGHLAND LAKES, 14TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 74 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH A 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, 14TH SECTOR, AS RECORDED IN INST. # 20021101000539740 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.

\$359,550.00 of the purchase price received above was paid from a first purchase money mortgage loan 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.

MEMBER/

IN WITNESS WHEREOF, the said Grantor, by MICHAEL R. CARROLL, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of February, 2005.

ATTEST:

CARROLL ENTERPRISES, LLCBY: 

MEMBER/

MICHAEL R. CARROLL, PRESIDENTSTATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **MICHAEL R. CARROLL** whose name as **PRESIDENT** of **CARROLL ENTERPRISES, LLC**, 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 February, 2005.

Notary Public

My Commission Expires: _____

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

Prepared by:

CHRISTOPHER P. MOSELEY

MOSELEY & ASSOCIATES, P.C.

3800 COLONNADE PARKWAY STE, 630

BIRMINGHAM, ALABAMA 35243