TAX NOTICE TO: JOSHUA A. HENDERSON AND SUZANNE L. HENDERSON 2021 GROVE PARK WAY

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA: **COUNTY OF SHELBY:**

20050304000104150 Pg 1/1 93.50 Shelby Cnty Judge of Probate, AL 03/04/2005 15:28:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$275,000.00

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein. the receipt whereof, is hereby acknowledged I/we, JAMES RODNEY WALLIS and MARY R. WALLIS, HUSBAND AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto JOSHUA A. HENDERSON and SUZANNE L. HENDERSON, HUSBAND AND WIFE, (herein referred to as GRANTEE(S) 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 contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 1142, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C & D, 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 IN 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, 11TH SECTOR, RECORDED AS INSTRUMENT #2000-41316 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$192.500.00 of the above consideration was paid from the proceeds of that mortgage 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 and 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 contigent remainder and right of reversion.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their helrs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands	s and seals, this day of Fabruary, 2005.
	Trees Koshan Mule
·	JAMES RODNEY WALLIS
	JAMES RUDNET WALLIS
	MARY R. WALLIS
	MARY R. WALLIS

THE STATE OF ALABAMA: COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JAMES RODNEY WALLIS and MARY R. WALLIS, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 23 ay of February, 2005.

Notary Public

My commisson exp:

STATE

Prepared by: CHRISTOPHER P. MOSELEY MØSELEY & ASSOCIATES, P.C. \$800 COLONNADE PARKWAY, SUITE 630 BIRMINGHAM, AL 35243