20050601000263040 1/1 $62.00
Shelby Cnty Judge of Probate,AL
06/01/2005 09:27:51AM FILED/CERT

05-0593

KELLY H. KUYKENDALL

SEND TAX NOTICE TO:ROBERT D. KUYKENDALL AND

1013 BLUESTONE WAY
BIRMINGHAM, ALABAMA 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $508,000.00 to the undersigned grantor, **R & S CUSTOM HOMES, INC.,** 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 **ROBERT D. KUYKENDALL and KELLY H. KUYKENDALL, HUSBAND AND WIFE** (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 contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 1240, ACCORDING TO THEMAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE II, RECORDED IN INSTRUMENT NO. 20040409000185820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

$406,400.00 and $50,800.00 of the above consideration was paid from the proceeds of those mortgages 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 contigent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, convenant 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 succcessors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by RONALD T. KELLEY, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May. 2005.

ATTEST:

R & S CUSTOM HOMES, INC.
BY:
RONALD T. KELLEY, PRESIDENT

Shelby County, AL 06/01/2005
State of Alabama

Deed Tax:$51.00

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **RONALD T. KELLEY** whose name as PRESIDENT of R & S CUSTOM 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 coporation.

Given under my hand the 23rd day of May, 2005.

Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243

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