SEND TAX NOTICE TO: STEPHEN L. SANDERS
1013 PINECLIFF CIRCLE
BIRMINGHAM, ALABAMA 35242

20050601000263790 1/2 $34.00
Shelby Cnty Judge of Probate,AL
06/01/2005 12:31:58PM FILED/CERT

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $393,400.00 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, **WILLIAM D. KENNESSEY and KAREN L. KENNESSEY, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **STEPHEN L. SANDERS and CHRISTEN P. SANDERS, 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:

SEE ATTACHED EXHIBIT A.

$314,720.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneoulsy herewith.

$59,010.00 of the purchase price received above was paid from a second 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 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 heirs 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 and seals, this 26th day of May, 2005.

_____

_____

WILLIAM D. KENNESSEY (L.S.)

KAREN L. KENNESSEY (L.S.)

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

Deed Tax:$20.00

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that WILLIAM D. KENNESSEY and KAREN L. KENNESSEY, 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 26th day of May, 2005.

Notary Public

My commisson exp:_____
DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

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

Moseley

20050601000263790 2/2 $34.00
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EXHIBIT "A"

LOT 2127, ACCORDING TO THE MAP OF HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AND EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 6A & B, 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, 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, 21ST SECTOR, PHASE I AND II, AS RECORDED IN INST. NO. 20020716000332740 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SITUATED IN SHELBY COUNTY, ALABAMA.

THE PROCEEDS OF THIS LOAN HAVE BEEN APPLIED TOWARDS THE PURCHASE PRICE OF THE HEREIN DESCRIBED PROPERTY.