



20050901000452920 1/2 \$89.00  
Shelby Cnty Judge of Probate, AL  
09/01/2005 01:39:34PM FILED/CERT

Send tax notice to:  
Gary L. Marxen, Sr.  
1012 Hermitage Circle  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #345  
Birmingham, Alabama 35243  
**NTLOS00015**

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Five Thousand and 00/100 Dollars (\$275,000.00) in hand paid to the undersigned Christopher P. Raymond, an unmarried man (hereinafter referred to as "Grantors") by Gary L. Marxen, Sr. and Rachel G. Marxen, husband and wife (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3102, according to the Survey of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124 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 Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase I, recorded as Instrument No. 1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

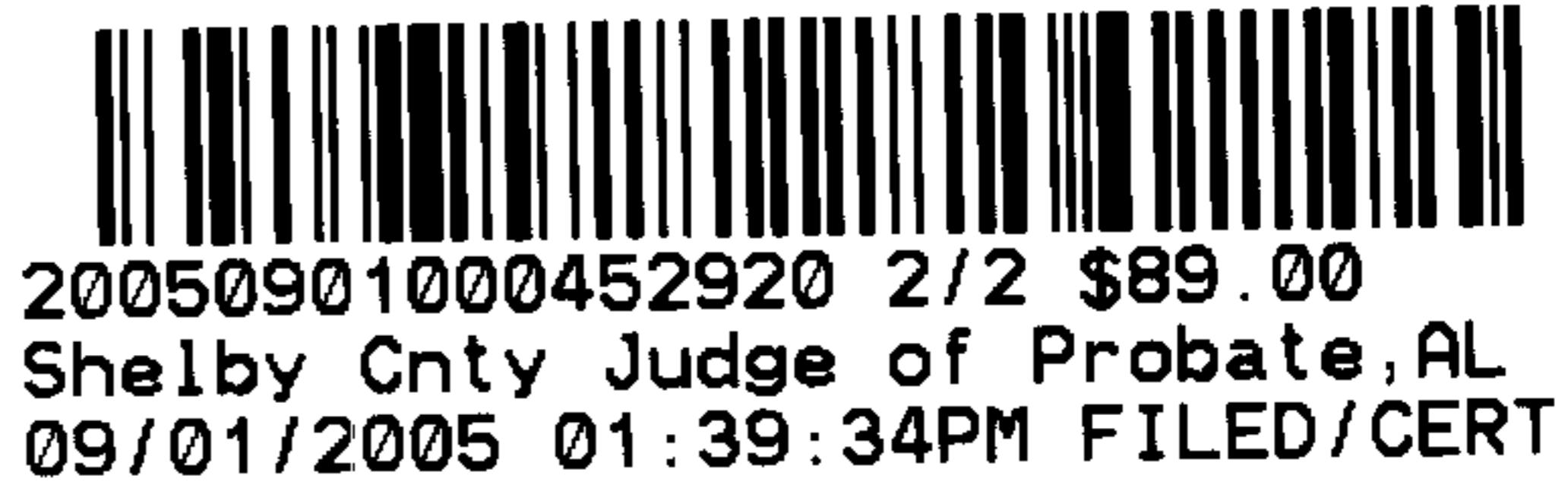
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Shelby County, AL 09/01/2005  
State of Alabama

Deed Tax: \$75.00

*Reli*

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantor(s) Christopher P. Raymond hereunto set their signature(s) and seal(s) on August 29, 2005.

A handwritten signature of Christopher P. Raymond is written over a horizontal line. Below the line is the printed name.

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher P. Raymond, an unmarried man whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2005.

(NOTARIAL SEAL)

A large, stylized, handwritten-style oval seal is positioned above the notary's information. Below the seal, the notary's details are printed.