


This instrument prepared by:
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, AL 35243

Send Tax Notice To:
Big Sky Properties, LLC.
304 Ashland Lane
Birmingham, AL. 35226

Quitclaim Deed


20050914000477780 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/14/2005 01:48:53PM FILED/CERT

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of **Seventy-Six Thousand Five Hundred Two Dollars and 71/100 Dollars (\$76,502.71)** and other good and valuable consideration in hand paid to the undersigned Grantor **Walter M. Wallace, a married man ("Grantor")**, paid by **Jason M. Wallace d/b/a Big Sky Builders, Inc., an Alabama Corporation ("Grantee")**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and quitclaim unto Grantee, all his rights, title, interest and claim in or to the following described real estate situated in **Shelby County, Alabama, to-wit:**

Lot 2213, according to the Map of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama; being situated in 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 as Instrument #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, 22nd Sector, Phase I, recorded as Instrument No. 20040823000471390 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.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions, building set-back lines of record and Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005.

This Property does not constitute the homestead of Walter M. Wallace's Spouse.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Walter M. Wallace, has hereunto set his hand and seal on this 26th day of August, 2005.



WALTER M. WALLACE

STATE OF ALABAMA }

COUNTY OF }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter M. Wallace, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of **August, 2005**.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Oct 14, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Ansouth