

Shelby Cnty Judge of Probate, AL 10/07/2005 10:51:41AM FILED/CERT

Send tax notice to:

Rick Ogden

4009 Grove Park Circle

Birmingham. AL 35242

RELI, INC. 5336 Stadium Trace Parkway Suite #104 Hoover, Alabama 35344

HOVO500262 This instrument prepared by:

Stewart & Associates, P.C. 3595 Grandview Pkwy, #345 Birmingham, Alabama 35243

STATE OF ALABAMA COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Seven Thousand and 00/100 Dollars (\$327,000.00) in hand paid to the undersigned Brian A Dodd and Cynthia L Dodd, husband and wife (hereinafter referred to as Grantors") by Rick Ogden and Rebecca Ogden, 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 1185, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C and D, 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 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 No. 2000-41316 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.

Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others and maintenance of Lake property described within Instrument No. 1993-15705.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704 in Probate Office.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1998-7777; Instrument No. 1998-7778 and Deed Volume 81, Page 417, in the Probate Office of Shelby County, Alabama.

Right of way granted to the Birmingham Water & Sewer Board as set out in Instrument No. 1997-4027 and Instrument No. 1996-25667 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as referenced in Instrument No. 2001-29804.

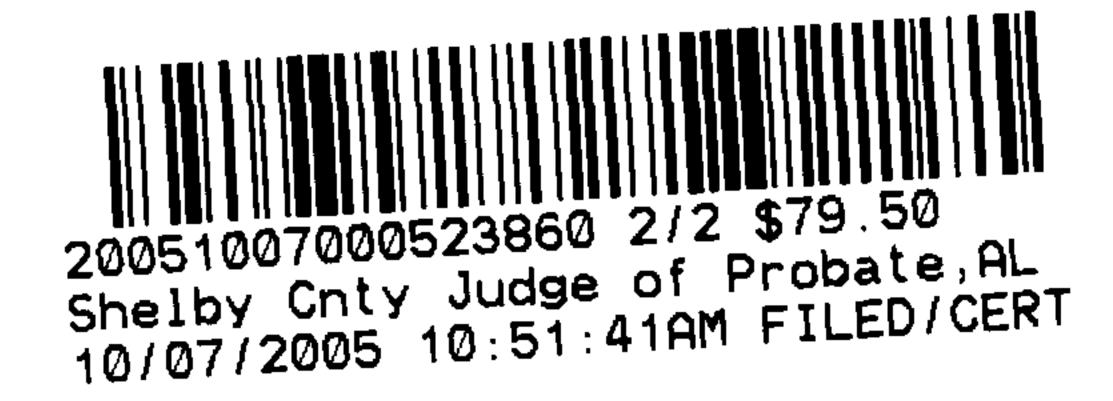
Right of way granted to Shelby County as recorded in Book 196, Page 246.

Right of way granted to Alabama Power Company as recorded in Book 111, Page 408, Book 109, Page 70, Book 149, Page 380, Book 173, Page 364, Book 276, Page 670, Book 134, Page 408, Book 133, Page 212, Book 133, Page 210 & 212, Real Volume 31, Page 355 and Instrument No. 1994-1186.

Right of way to The Water Works and Sewer Board of the City of Birmingham as set out in Instrument No. 2001-22920.

Agreement with Shelby Cable as recorded in Instrument No. 1997-33476.

\$261,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is 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) Brian A Dodd and Cynthia L Dodd, husband and wife hereunto set their signature(s) and seal(s) on September 28, 2005.

Brian A Dodd

STATE OF ALABAMA COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian A Dodd and Cynthia L Dodd, husband and wife, 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 28 day of Lept 2005

Print Name:

Commission Expires: 02/28/04