20051013000534330 1/1 $66.00
Shelby Cnty Judge of Probate,AL
10/13/2005 01:25:0 PM FILED/CERT

Shelby County, AL 10/13/2005
State of Alabama

Deed Tax:$55.00

SEND TAX NOTICE TO:

(Name) John A. Mejia

(Address) 531 Sheffield Way
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Clayton T. Sweeney

(Address) 2700 Highway 280 East, Suite 160

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – THE TITLE GROUP INCORPORATED

STATE OF ALABAMA
COUNTY OF Shelby } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Four Hundred Eighty-Six Thousand Five Hundred Twenty-Five and no/100--Dollars

to the undersigned grantor, DKM Enterprises, 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

John A. Mejia and Kristi B. Mejia

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2223, 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 current taxes, easements and restrictions of record.

$431,525.00 of the purchase price recited above was paid from two mortgage loans closed simultaneously herewith.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William B. Doyle who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of September ~~19~~ 2005

ATTEST:

Secretary

DKM ENTERPRISES, INC.

By **WILLIAM B. DOYLE** President

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William B. Doyle whose name as President of DKM Enterprises, 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 corporation.

Given under my hand and official seal, this the 26th day of September ~~19~~ 2005.

CLAYTON T. SWEENEY NOTARY PUBLIC

Notary Public