



20051220000656030 1/2 \$214.00  
 Shelby Cnty Judge of Probate, AL  
 12/20/2005 02:41:35PM FILED/CERT

Shelby County, AL 12/20/2005  
 State of Alabama

Deed Tax: \$200.00

Send tax notice to:  
Keith D. McClendon  
154 Highland View Drive  
Birmingham, AL 35242

This instrument prepared by:  
 ✓ Stewart & Associates, P.C.  
 3595 Grandview Pkwy, #345  
 Birmingham, Alabama 35243  
 NTC0500295

STATE OF ALABAMA  
 Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Forty Five Thousand and 00/100 Dollars (\$845,000.00) in hand paid to the undersigned, Carol Lynn Wallace, Unmarried (hereinafter referred to as "Grantor") by Keith D. McClendon, Unmarried (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 412, according to the Survey of Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of 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 the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument No. 1995-1906 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.

\$645,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
 A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors,



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administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 16th day of December, 2005.

*Carol Lynn Wallace*  
Carol Lynn Wallace

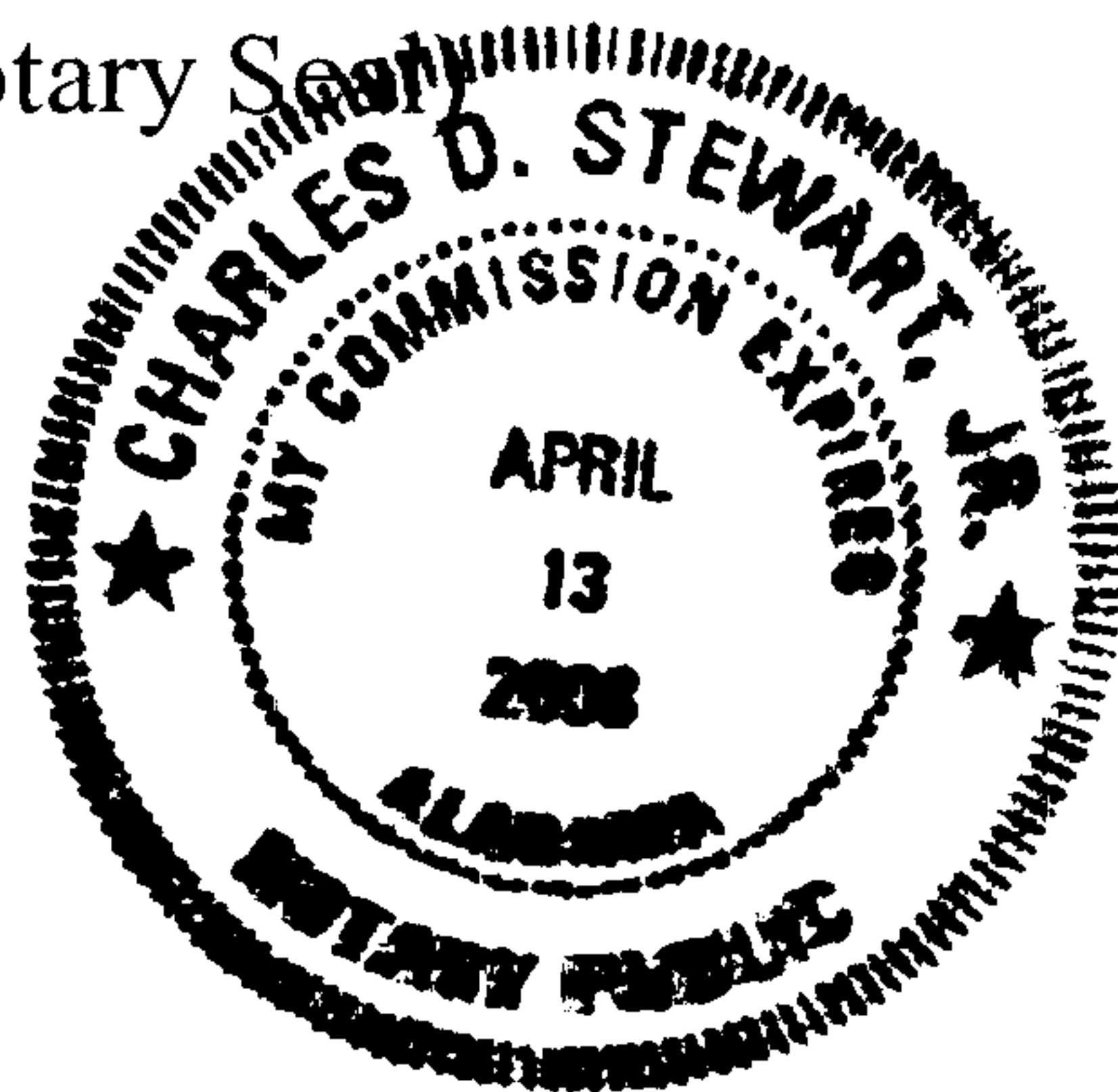
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Lynn Wallace, Unmarried, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of December, 2005.

*Charles D. Stewart Jr.*

(Notary Seal)



Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart Jr.*

*4-13-08*