

20060104000006350 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
01/04/2006 02:09:31PM FILED/CERT

Shelby County, AL 01/04/2006
State of Alabama

Deed Tax: \$51.00

Send tax notice to:

Jeffery A. Riley

Nancy S. Riley

1072 Hermitage Circle

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

NTC0500323

STATE OF ALABAMA

COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) in hand paid to the undersigned Scott T. Griffin and Traci W. Griffin, Husband and Wife (hereinafter referred to as Grantors") by Jeffery A. Riley and Nancy S. Riley, 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 3112, 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.

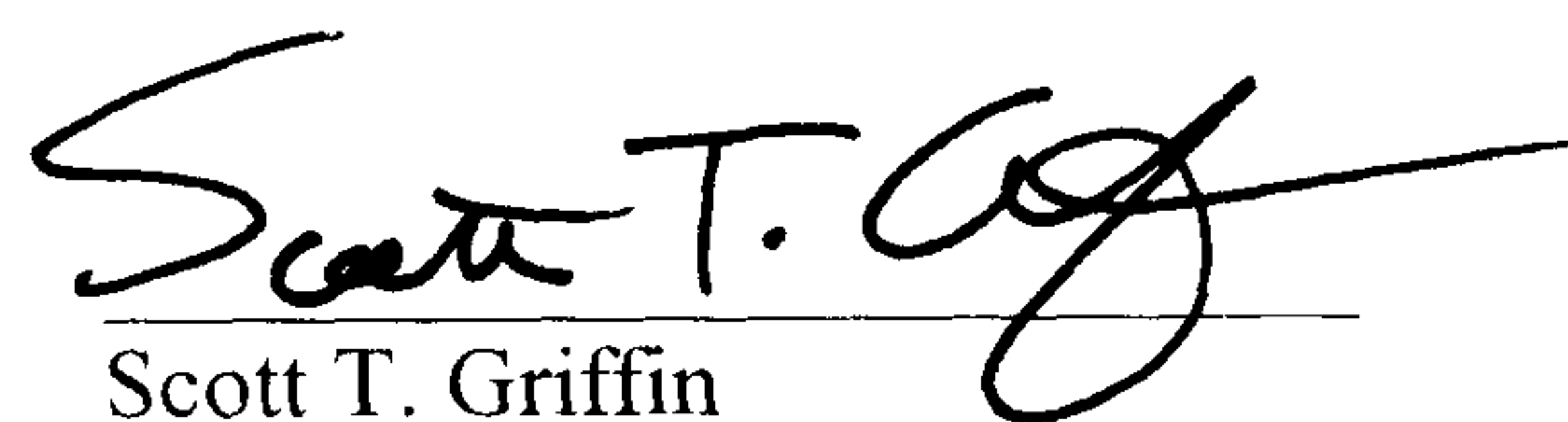
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

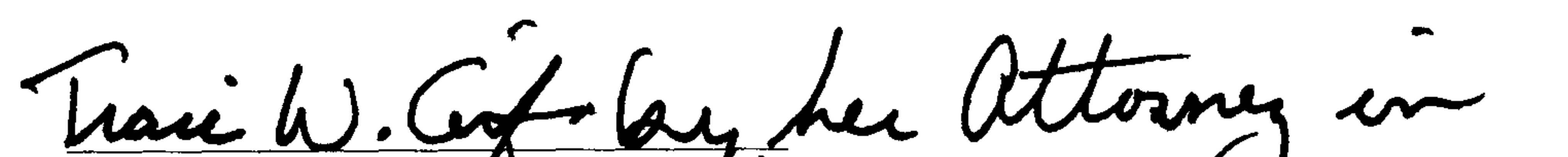
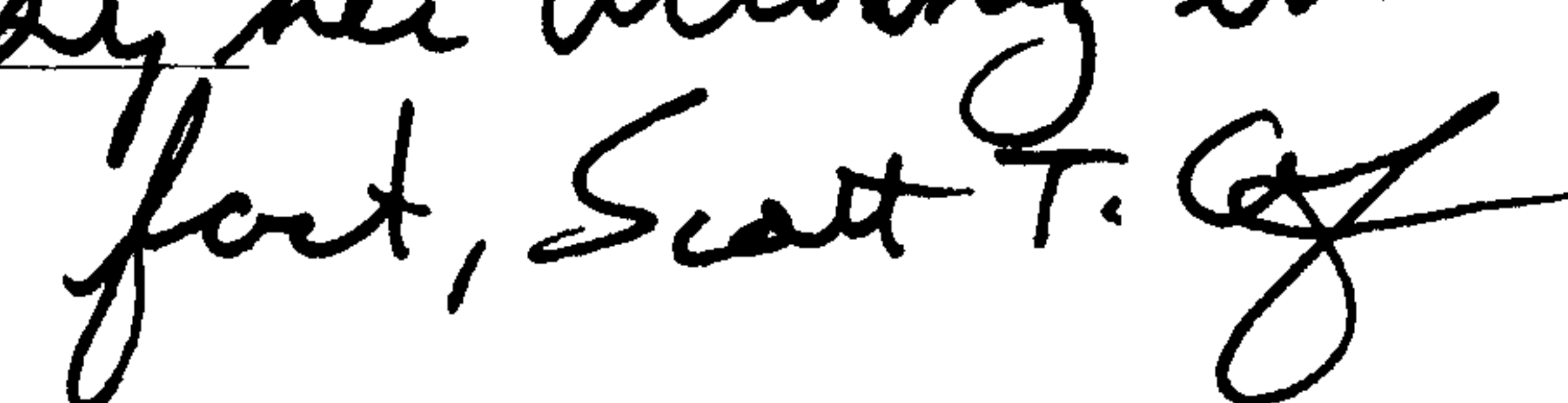
\$289,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

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) Scott T. Griffin and Traci W. Griffin hereunto set their signature(s) and seal(s) on December 29, 2005.


Scott T. Griffin


Traci W. Griffin
by her Attorney in Fact,
Scott T. Griffin 

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott T. Griffin, 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, he executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)

Notary Public

Print Name:

Commission Expires:

Paula D Levitt
Paula D Levitt
12-18-07

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Authority, a Notary Public in and for said State of Alabama at Large, hereby certify that Scott T. Griffin whose name as Attorney in Fact for Traci W. Griffin, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 29th day of December, 2005.

Notary Public

Print Name:

Commission Expires:

Paula D Levitt
Paula D Levitt
12-18-07