200601180000026290 1/1 \$268.50 Shelby Cnty Judge of Probate, AL

PREPARED BY: KRISTY LIGGAN RILEY, LLC 1950 Stonegate Drive Suite 150 Vestavia Hills, Alabama 35242 FILE #B22597

SEND TAX NOTICE TO: WILLIAM L. SCHUTTS 285 Highland Park Drive Birmingham, AL 35242

01/18/2006 08:23:15AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

THIS DEED, made and entered into this the 12th day of January, 2006, by and between Jack Morris Swarts, III and Laura Lynn Swarts, husband and wife, herein called "Grantors", and William L. Schutts, Individually and as Trustee of the William L. Schutts Revocable Trust dated January 24, 2005, herein called "Grantee": WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$407,500.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantors have this day bargained and sold and by these presents do hereby grant, transfer, sell and convey unto Grantee, a certain tract or parcel of land situated in Shelby County, Alabama, and being more particularly described as follows:

Lot 1717-A, according to the map or survey of Resubdivision of Highland Lakes, 17th Sect, as recorded in Map Book 27, Page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexculive 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 Instrument #1996-17543 and Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17<sup>th</sup> Sector, recorded as Instrument #2000-41317 in the Probate Office of Shelby County, Alabama (which together will all amendments thereto, is hereunder collectively referred to as, the "Declartion").

SUBJECT TO TAXES FOR 2006, AND SUBSEQUENT YEARS.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS, LIMITATIONS, IF ANY, OF RECORD, OR VISIBLE ON SAID PROPERTY.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$150,000.00 to secure an amount borrowed to finance the above described property.

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

Grantors do for myself (ourselves) and for my (our) Heirs Executors and Administrators covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature and seals this the 12th day of January, 2006.

Jack/Morris/Swarts, III)

{SEAL}

Laura Lynn Swarts

(With

Shelby County, AL 01/18/2006 State of Alabama

Deed Tax: \$257.50

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public, hereby certify that, Jack Morris Swarts, III and Laura Lynn Swarts, husband and wife, whose names are signed to foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they, executed this same voluntarily.

Given under my hand and seal this 12th day of January, 2006

Notary Public

My Commission expires 7-13-2009

FIRST NATIONAL FINANCIAL TITLE SERVICES VESTAVIA HILLS, AL 35242 PHONE (205) 968-8102 OR (800) 852-5960