Shelby County, AL 03/03/2006
State of Alabama

Deed Tax:$210.00

20060303000100630 1/1 $221.00
Shelby Cnty Judge of Probate,AL
03/03/2006 09:55:50AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Anthony Joseph Angelo
136 Sheffield Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
: **STATUTORY WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Nineteen Thousand Nine Hundred and 00/100 ($419,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Arthur Howard Homes, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Anthony Joseph Angelo,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2245, according to the Survey 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 Instrument No. 1996-17543, and further amended in 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, 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").

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$209,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **24th** day of **February, 2006.**

Arthur Howard Homes, Inc.

Arthur Howard, President

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Arthur Howard, whose name as President of Arthur Howard Homes, Inc., an Alabama corporation, 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 Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 4/29/06

ELIZABETH A. ... NOTARY PUBLIC ALABAMA STATE AT LARGE

CLAYTON T. SWEENEY, ATTORNEY AT LAW