Shelby County, AL 05/01/2006 State of Alabama

Deed Tax: \$750.50

# (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was

SEND TAX NOTICE TO:

prepared by:

George M. Vaughn
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

IVA JOAN ALLINDER 1118 HIGHLAND LAKES CIRCLE BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF Shelby)

## WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVEN HUNDRED FIFTY THOUSAND TWO HUNDRED FIFTY DOLLARS and 00/100 (\$750,250.00) to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION a corporation, 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 IVA JOAN ALLINDER, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE EXHIBIT "A"

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

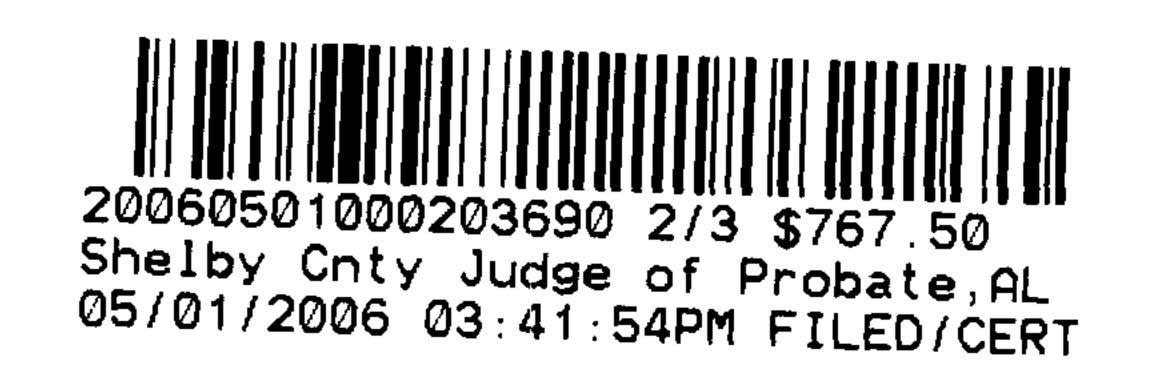
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its CLOSING AGENT, GEORGE M. VAUGHN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of April, 2006.

AMERICAN HOMES AND LAND CORPORATION

GEORGE M. VAUGHN, CLOSING AGENT



STATE OF ALABAMA)

COUNTY OF SHELBY)

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE M. VAUGHN, whose name as CLOSING AGENT of AMERICAN HOMES AND LAND CORPORATION, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7th day of April, 2006.

otary Rublic

THE RESIDENCE OF THE PARTY OF T

My commission expires:

#### EXHIBIT "A"

LOT 141, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 1ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGES 37, A, B, C, D, E, F & G 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 EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT NO. 1994-07111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 1ST SECTOR, RECORDED IN INSTRUMENT NO. 1996-27987 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY

TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

LESS AND EXCEPT THE FOLLOWS: COMMENCE AT THE NW CORNER OF LOT 142, HIGHLAND LAKES, 1ST SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 37 A-G, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING ALSO THE NE CORNER OF LOT 141 ALONG THE EASTERLY RIGHT OF WAY OF HIGHLAND LAKES CIRCLE, BEING THE POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY ALONG THE RIGHT OF WAY OF HIGHLAND LAKES CIRCLE BEING A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 305.0 FEET AND A CENTRAL ANGLE OF 9° 23' 34"; THENCE RUN ALONG THE ARC OF SAID CURVE 50.00 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE RIGHT OF 122° 29' 44" FROM THE CHORD 194.88 FEET; THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 16° 56' 33" 206.80 FEET ALONG THE EASTERLY LOT LINE OF LOT 141; THENCE AN INTERIOR ANGLE RIGHT OF 125° 51' 32" 30.00 FEET TO THE POINT OF BEGINNING.

.

20060501000203690 3/3 \$767.50 Shelby Cnty Judge of Probate, AL 05/01/2006 03:41:54PM FILED/CERT