



20060619000290630 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
06/19/2006 10:12:42AM FILED/CERT

Send tax notice to:  
Christopher T. Johnson  
Keri C. Johnson  
299 Highland Park Drive  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

NTC0600305

STATE OF ALABAMA  
COUNTY Shelby

Shelby County, AL 06/19/2006  
State of Alabama

Deed Tax: \$19.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00) in hand paid to the undersigned Richard S. Bartlewski, Jr. and Christy M. Bartlewski, Husband and Wife, (hereinafter referred to as Grantors”) by Christopher T. Johnson and Keri C. Johnson (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 2001, according to the Survey of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, Page 133, 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, 20th Sector, Phase I, recorded as Instrument No. 20030801000496480, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

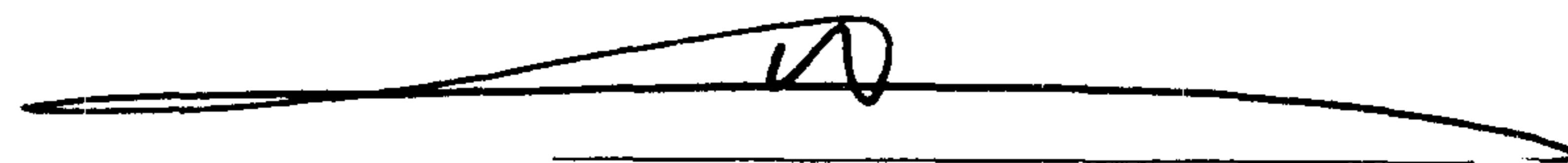
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$363,375.00 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) Richard S. Bartlewski, Jr. and Christy M. Bartlewski hereunto set their signature(s) and seal(s) on June 5, 2006.

  
Richard S. Bartlewski, Jr.

  
Christy M. Bartlewski

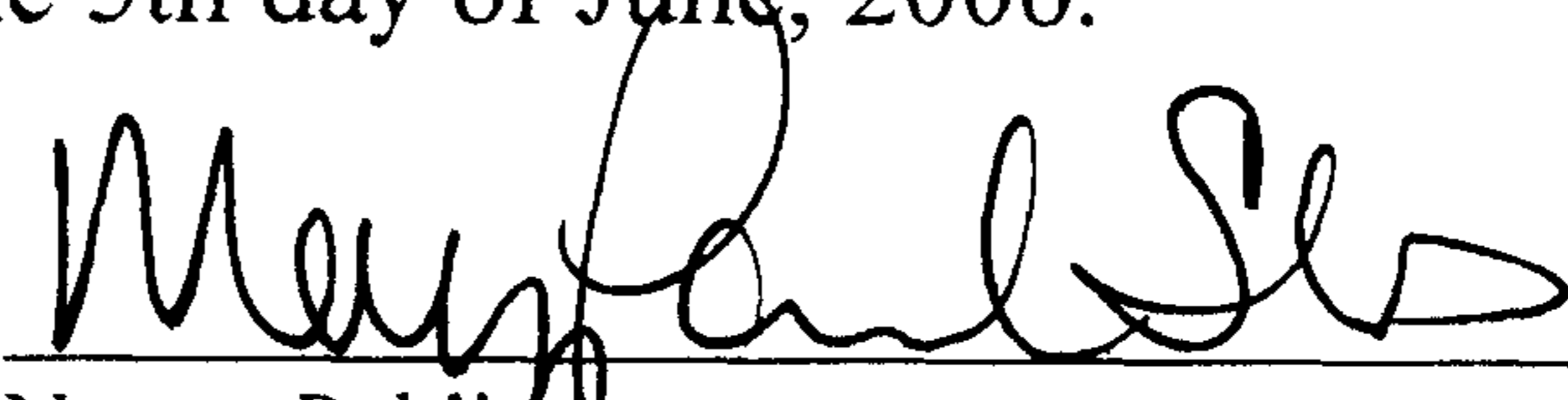
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard S. Bartlewski, Jr. and Christy M. Bartlewski, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 2006.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Mary Pamela Short  
Commission Expires: 9-16-06