20060623000303030 1/1 \$220.00 Shelby Cnty Judge of Probate, AL 06/23/2006 02:00:27PM FILED/CERT

SEND TAX NOTICE TO: STEVEN D. SANDERS 1266 HIGHLAND LAKES TRAIL BIRMINGHAM, AL. 35242

WARRANTY DEED

Shelby County, AL 06/23/2006 State of Alabama

Deed Tax: \$209.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA: COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$478,000.00

and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, PATRICK J. KORTH and LINDSAY E. KORTH, HUSBAND AND WIFE, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto STEVEN D. SANDERS and CHRISTY M. SANDERS, HUSBAND AND WIFE, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 209, ACCORDING TO THE MAP OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 150, IN THE PROBATE OFFICE OF 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 INST. #1996-17543, AND 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, 2ND SECTOR, RECORDED AS INSTRUMENT NO. 1995-10928 IN THE PROBATE OFFICE

\$269,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contigent remainder and right of reversion.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have here	eunto set our hands and seals, this 15th day of June, 2006.
	CHINE (L.S.)
	PATRICKY, KORTH
	MANTE (L.S.)
	LINDSAY E. KORTH
THE STATE OF ALABAMA:	

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that PATRICK J. KORTH and LINDSAY E. KORTH, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 15th day of June, 2006.

Notary Public

CHRISTOPHER P. MOSELFY MY COMMISSION EXPIRES 10/07/09

Prepared by: CHRISTOPHER P. MOSELEY MOSELEY & ASSOCIATES, P.C. 2871 ACTON ROAD, SUITE 101 BIRMINGHAM, AL 35243