

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587 Columbiana, AL 35051

Send Tax Notice to:
Mr. John T. Jonstone
3131 Chelsea Park Ridge
Chelsea, AL 35043

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thirty Five Thousand Two Hundred and no/00 DOLLARS (\$235,200.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jamie Higdon, a single man, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, John T. Johnstone, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 4-61 according to the Map and Survey of Chelsea Park, 4<sup>th</sup> Sector, as recorded in Map Book 34, Page 147 A & B, in the Probate Records of Shelby County, Alabama. Situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Inst. No. 20041014000566950 and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4<sup>th</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Inst. No. 20050425000195430 (which, together with all amendment thereto, are hereinafter collectively referred to as the "Declaration").

\$ ALL of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 H day of June, 2006.

Jamie Hi

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Jamie Higdon, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 th day of June, 2006.

Notary Public Durtu

My Commission Expires: 9/12/07