This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

WARRANTY DEED

Send Tax Notice To:
The Owens Family Trust
1008 Hastings Court
Birmingham, AL. 35242
20060809000385350 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
08/09/2006 11:54:51AM FILED/CERT

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

William J. Parrish, Jr. and Holly Parrish, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto

William R. Owens and Peggy A.M. Owens as Co-Trustees of The Owens Family Trust.

Peggy A.M. Owens is one and the same as Peggy A Montz-Owens.

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See Legal Description attached hereto as "Exhibit A."

Subject to: All Easements, Restrictions and Rights of Way of record.

\$336,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signature(s) and seal(s), this the 28th day of July, 2006.

(Seal)	William J. Parrish, Jr.) (Seal)
(Seal)	Holly Parrish (Seal)
(Seal)	(Seal)

STATE OF ALABAMA

}

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Parrish, Jr. and Holly Parrish, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2006.

Notary Public - R. Timothy Estes

My Commission Expires: 07/11/07

Shelby County, AL 08/09/2006

State of Alabama

Deed Tax: \$84.00

EXHIBIT "A" - Legal Description

Lot 1230, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with non-exclusive 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, as recorded in Instrument # 1994-07111 and amended in Instrument # 1996-17543 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, A Residential Subdivision, 12th Sector, Phase 1, as recorded in Instrument # 2000-20771, in the Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

20060809000385350 2/2 \$100.00 Shelby Cnty Judge of Probate, AL 08/09/2006 11:54:51AM FILED/CERT