

20070108000010090 1/3 \$439.00
Shelby Cnty Judge of Probate, AL
01/08/2007 02:47:11PM FILED/CERT

Shelby County, AL 01/08/2007
State of Alabama
Deed Tax: \$422.00

FRS File No.: 487484

Customer File No.: NS206826/SB

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Twenty-two Thousand (\$422,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Stephen W. Ewers and Amy L. Ewers, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06 of 16346 East Airport Circle Aurora, CO 80011

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

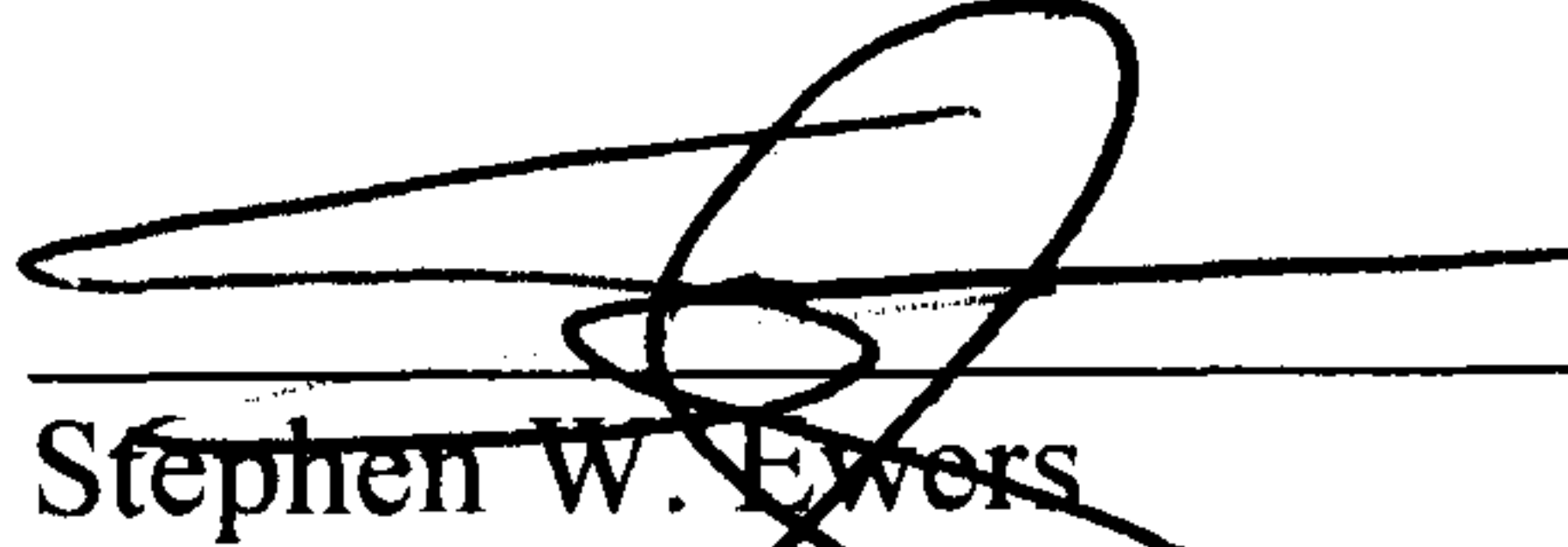
For ad valorem tax appraisal purposes only, the address of the property is 932 Highland Lakes Lane, Birmingham, AL 35242, which is the address of the Grantees.

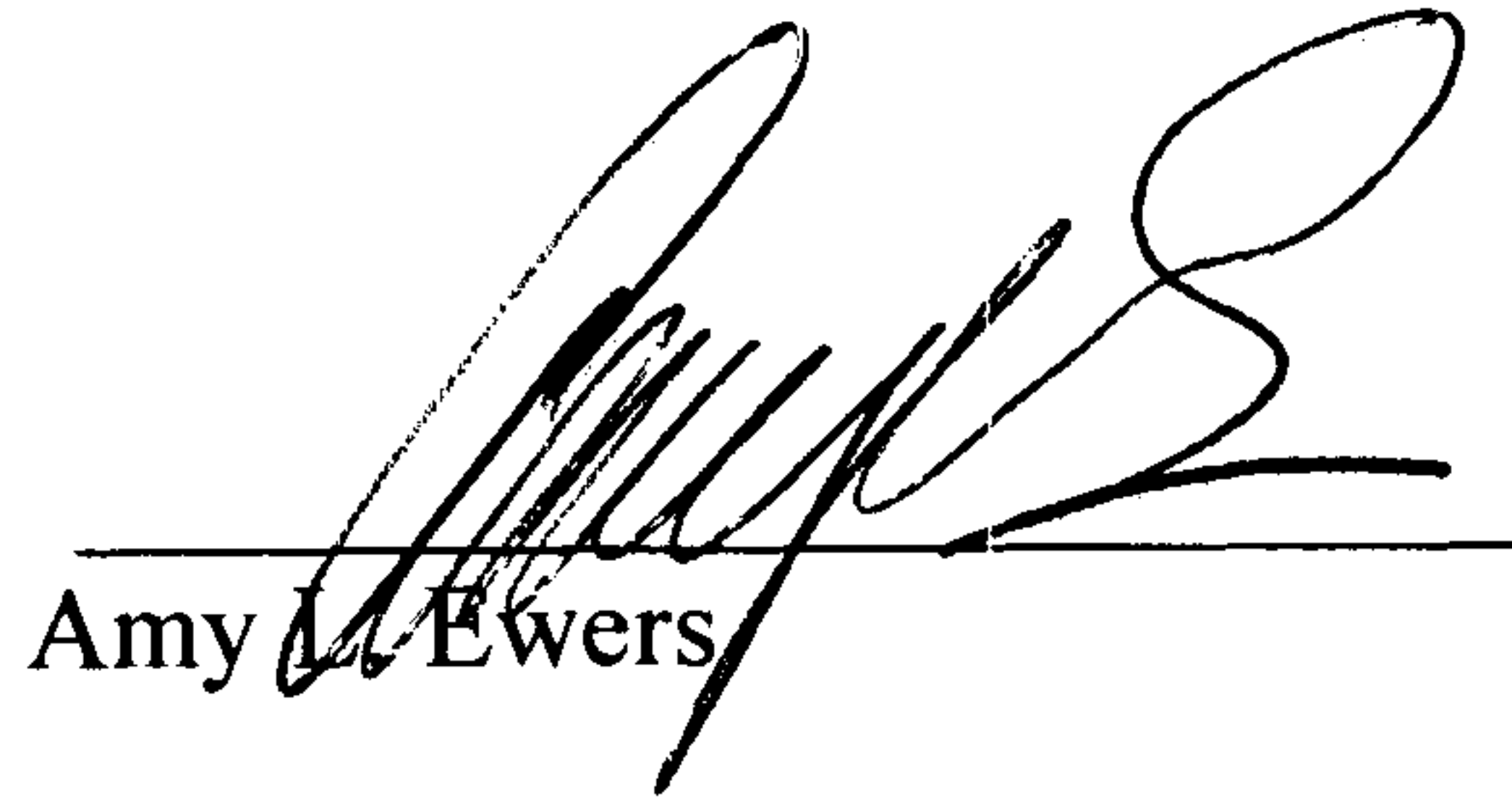
TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all

encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 28th day of December, 2006.

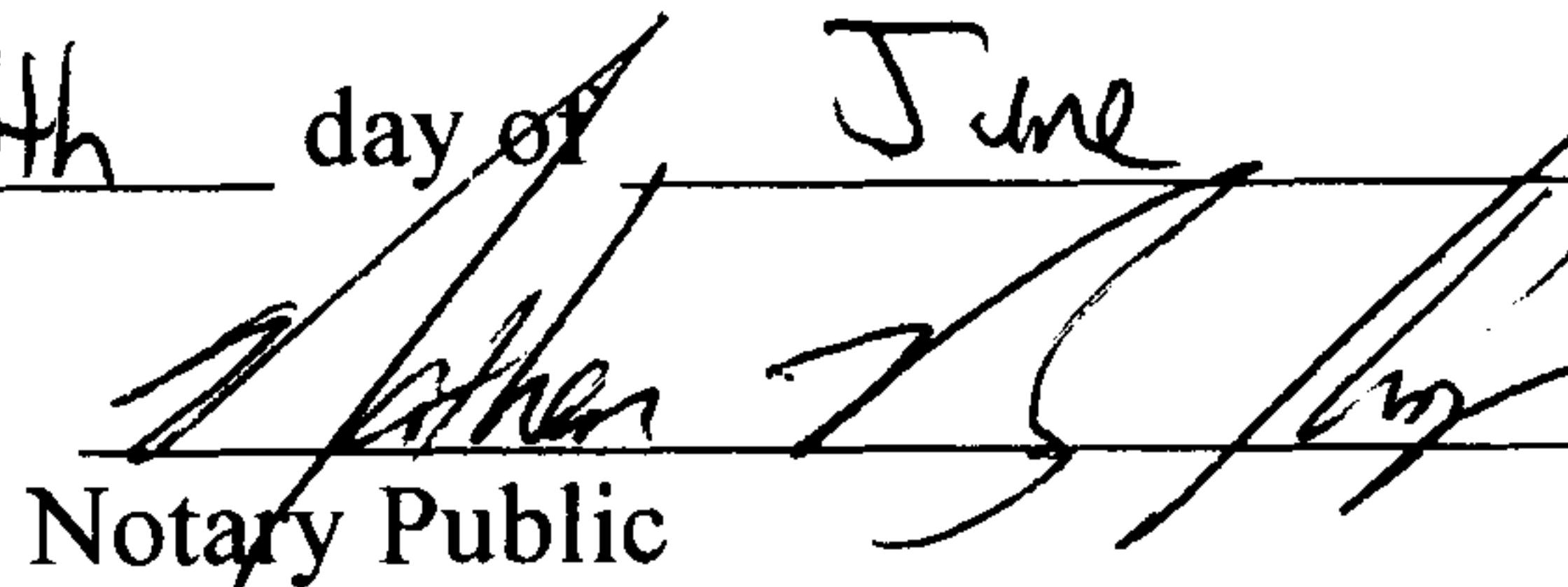
 (Seal)
Stephen W. Ewers

 (Seal)
Amy L. Ewers

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen W. Ewers married (fill in marital status) 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 19th day of June, 2006.

 (Seal)
Notary Public

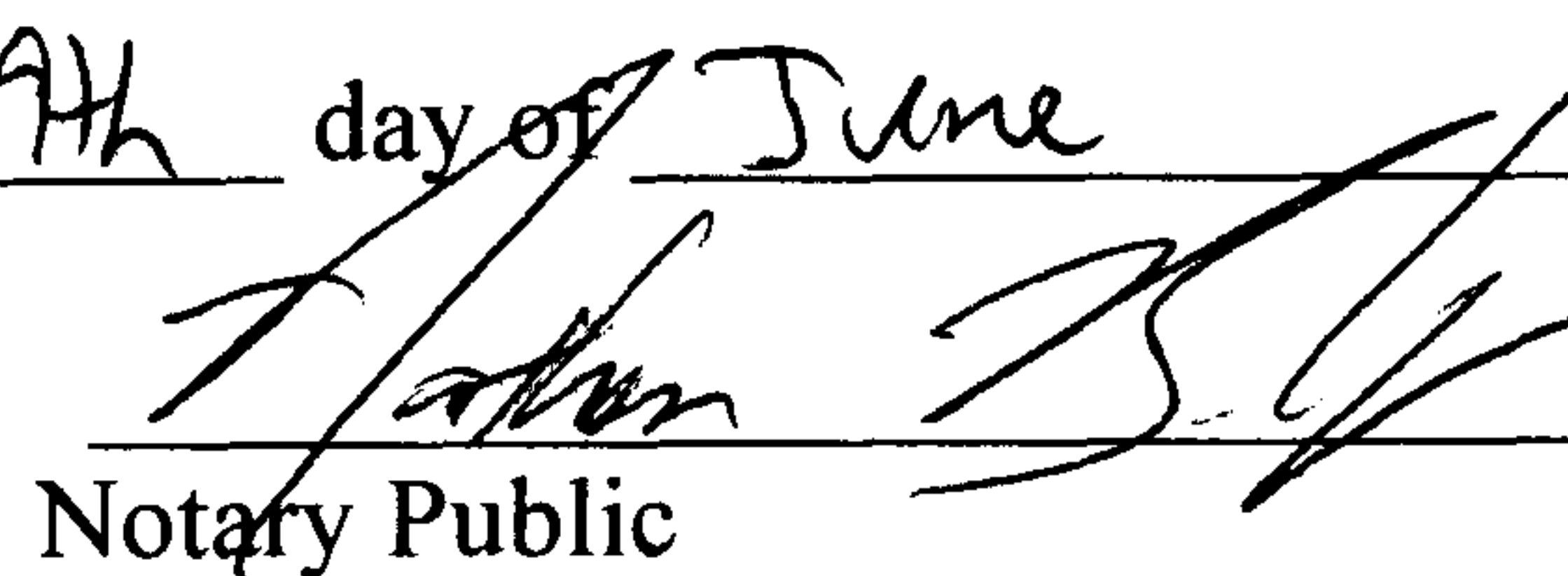
My Commission Expires January 26, 2009

My Commission Expires _____

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy L. Ewers married (fill in marital status) 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 19th day of June, 2006.

 (Seal)
Notary Public

My Commission Expires January 26, 2009

My Commission Expires _____

This document prepared by: Sharon Peterson, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344


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EXHIBIT A

Lot 511, according to the map or survey of Highland Lakes, 5th Sector, Phase II, as recorded in Map Book 19, Page 3 A & B, 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. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II, recorded as Instrument #1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as, the "Declaration").