



20070108000010100 1/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/08/2007 02:47:12PM FILED/CERT

Shelby County, AL 01/08/2007  
State of Alabama

Deed Tax: \$81.00

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 Three Thousand and n/100 (\$403,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of Charles B. Baird and Suzanne G. Baird, husband and wife, with  
rights of survivorship

(herein referred to as GRANTEE), ~~their~~ 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.

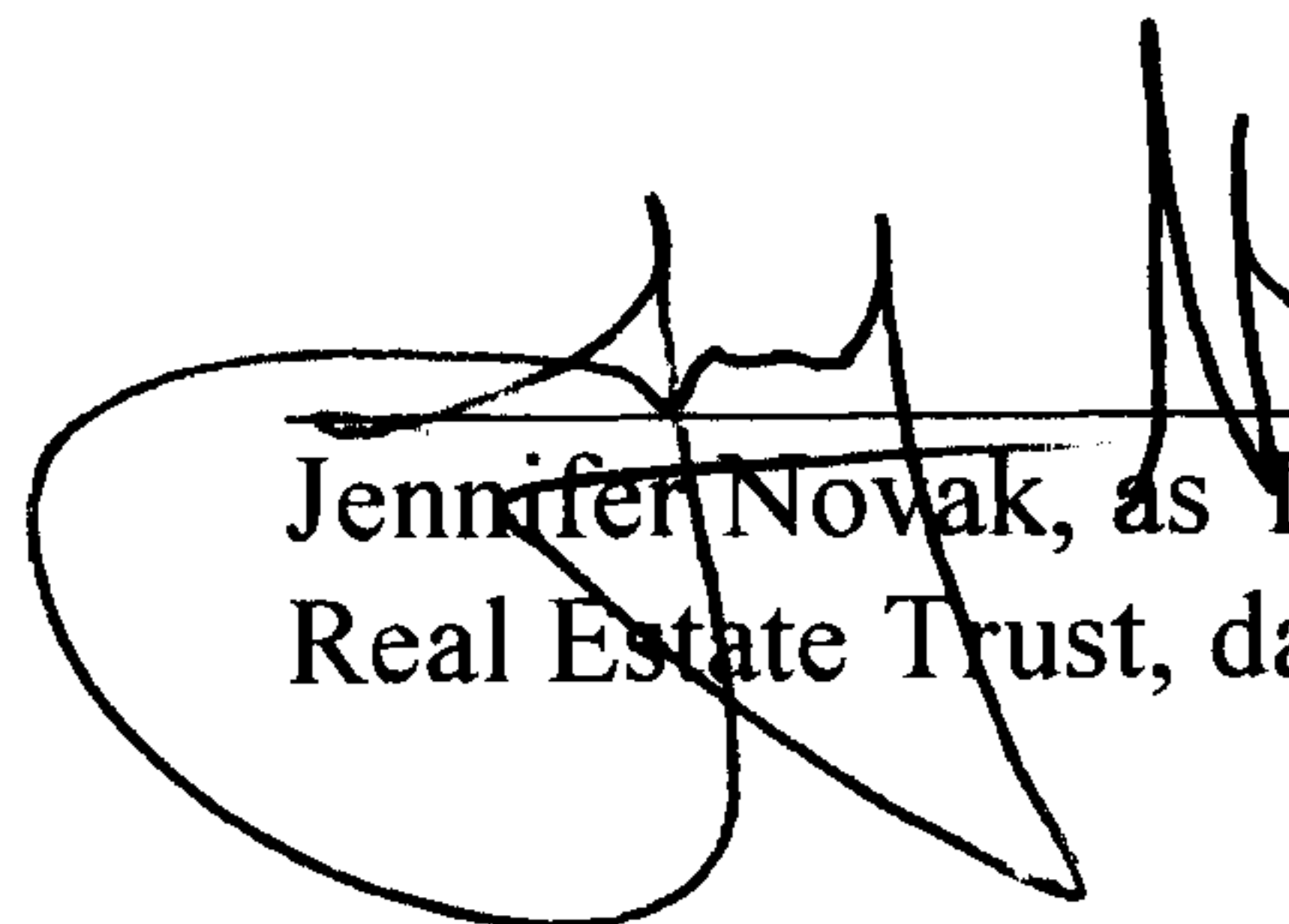
TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, ~~their~~ heirs and assigns, forever.


Simultaneously with the delivery of this deed, grantees executed a purchase money mortgage in the amount of \$322,400.00 to secure an amount borrowed to finance the above described property.

AND GRANTOR does covenant with the said GRANTEE, ~~their~~ 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, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their 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.

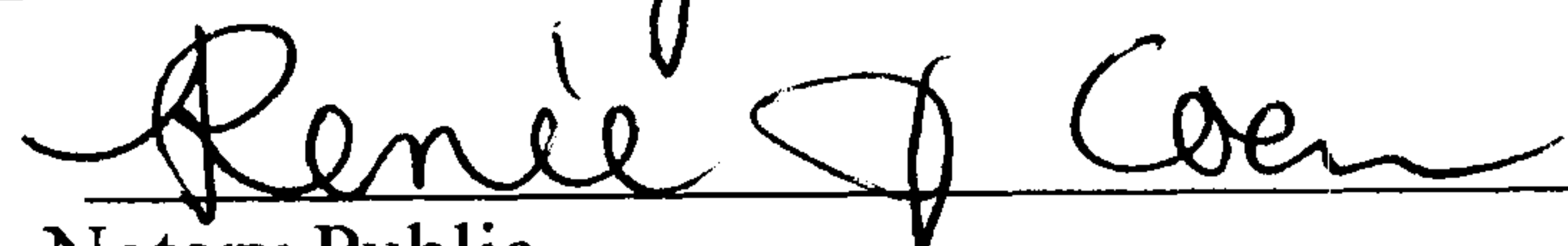
 (Seal)  
Jennifer Novak, as Trustee of the GRSW F.R.S.  
Real Estate Trust, dated 1/1/06

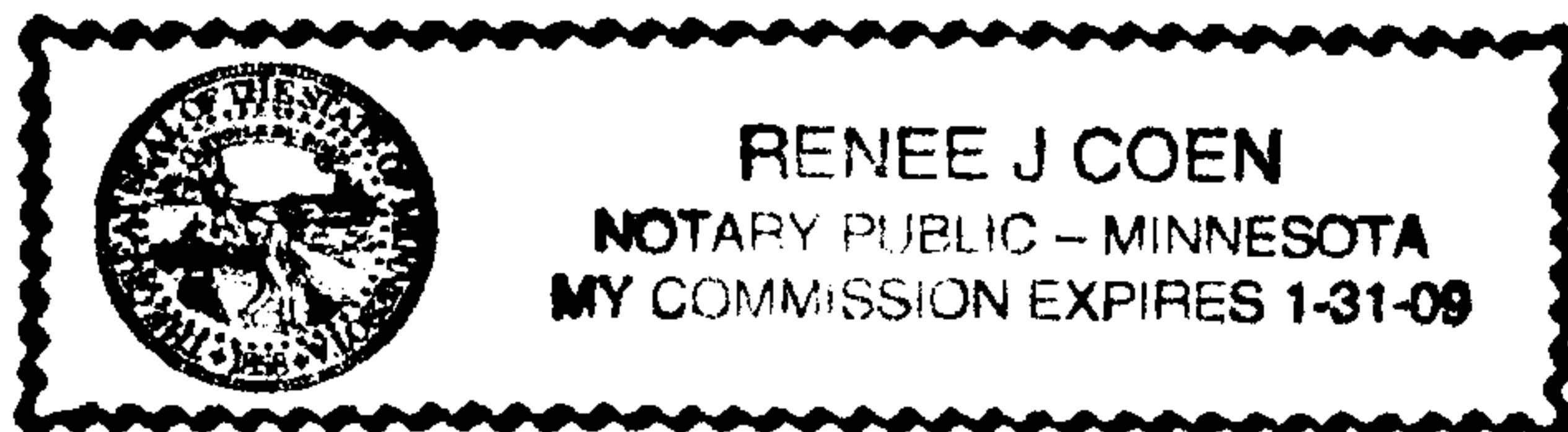
  
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THE STATE OF Minnesota  
COUNTY OF Hennepin }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jennifer Novak, as Trustee of the GRSW F.R.S. Real Estate Trust, dated 1/1/06 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 instrument, she, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 23<sup>rd</sup> day of June, 2006

 (Seal)  
Notary Public



1-31-09  
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, 5<sup>th</sup> 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").