

Send tax notice to:
Lynellen Mallett
152 Southledge Drive
Birmingham, Alabama 35242

This Instrument Prepared By: Kay O. Wilburn, Esq. Feld, Hyde, Wertheimer, Bryant & Stone, P.C. 2000 SouthBridge Parkway, Suite 500 Birmingham, Alabama 35209 #-15,000

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)	
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Charles Mallett and Lynellen Mallett husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Lynellen Mallett (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1834, according to the Map of Highland Lakes, 18th Sector, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

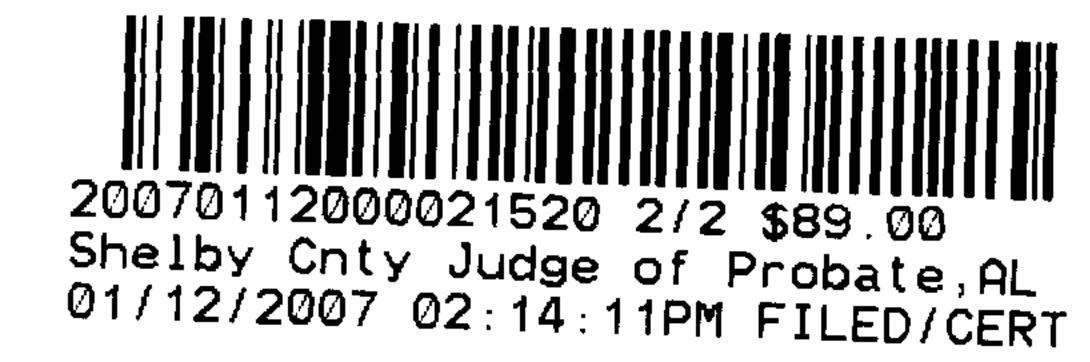
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Inst. #1996-17543 and amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, recorded as Instrument No. 2000-15021 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SOURCE OF TITLE: Instrument #_20020509000217670

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
- 2. All easements, mortgages, liens, encumbrances, covenants, restrictions, building lines, rights-of-way, limitations, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.



The purpose of this conveyance is to convey Charles Mallett's undivided one-half ($\frac{1}{2}$) interest in the subject property to Lynellen Mallet, the co-tenant.

One of the Grantors and the Grantee, Lynellen Mallet, are one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on 2006.

Charles Mallett
Lynellen Mallet
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Charles Mallett and Lynellen Mallet, husband and wife, 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 on <u>November 28</u> , 2006.
Janel-C. Millei
Notary Public Janet C. Mille

Printed Name

My Commission Expires:

Shelby County, AL 01/12/2007 State of Alabama

AUGUST 24, 2009

Deed Tax:\$75.00

(NOTARY SEAL)