

NTC0700014

Send tax notice to:  
Frank D. Wear & Necia M. Wear  
1037 Blue Heron Point  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**WARRANTY DEED**

Shelby County, AL 02/01/2007  
State of Alabama  
Deed Tax: \$725.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Twenty Five Thousand and 00/100 Dollars (\$725,000.00) in hand paid to the undersigned, **James T. Ferrell Jr. and Kathy G. Ferrell, husband and wife** (hereinafter referred to as "Grantor") by **Frank D. Wear and Necia M. Wear, husband and wife** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 218, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, 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 No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument No. 1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

**SUBJECT TO:**

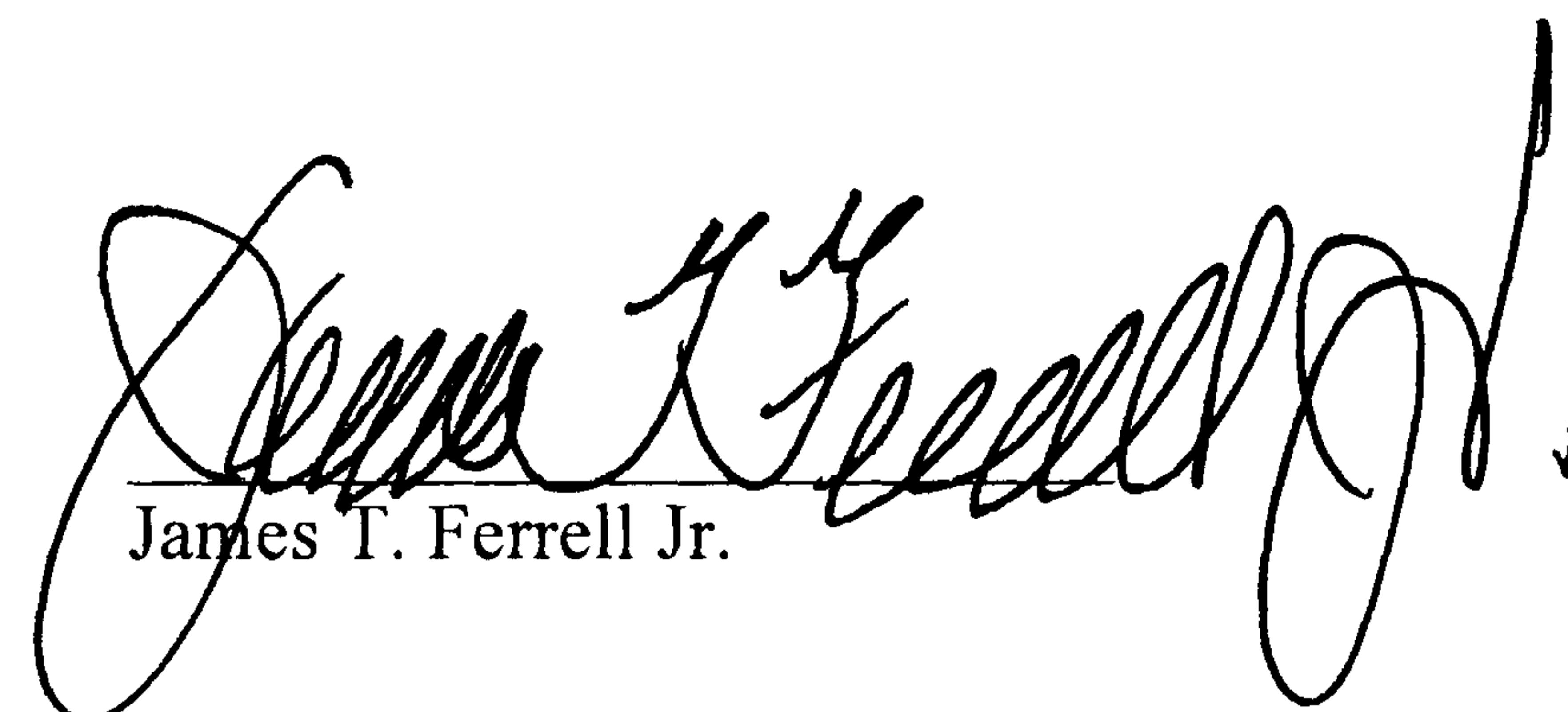
**ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.**

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

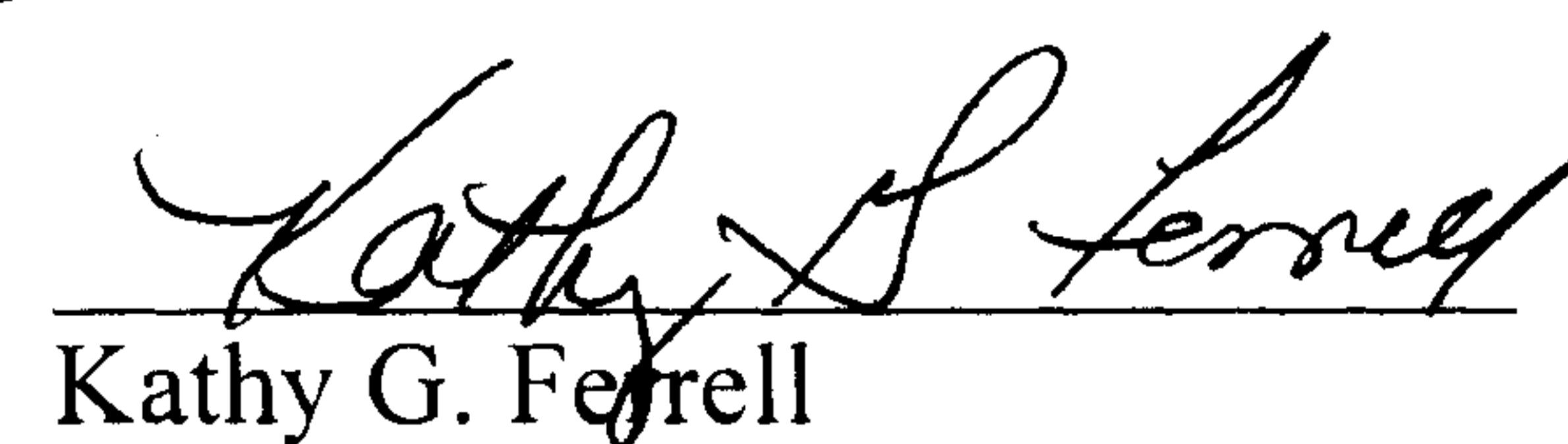
**TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.**

20070201000049230 2/2 \$739.00  
Shelby Cnty Judge of Probate, AL  
02/01/2007 01:50:47PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 31st day of January, 2007.



James T. Ferrell Jr.



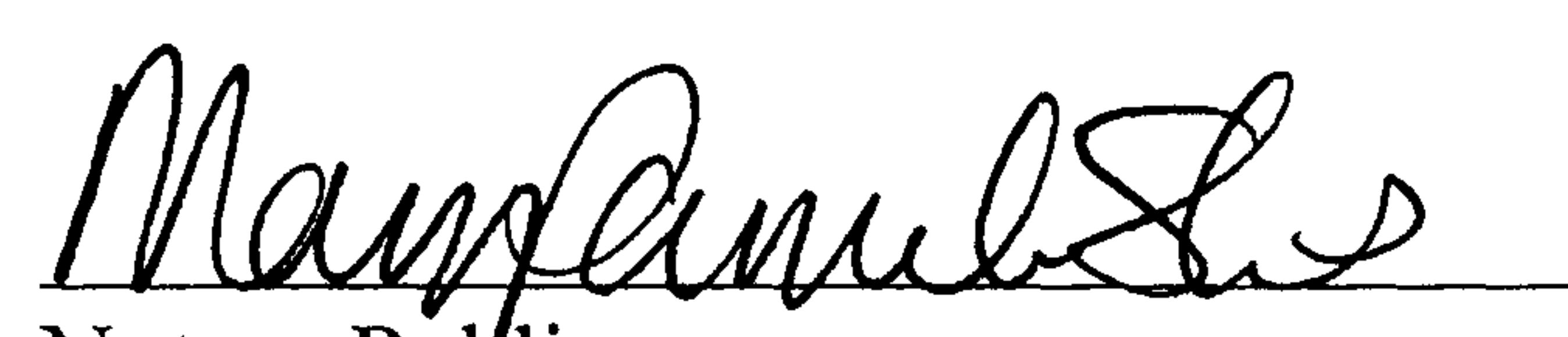
Kathy G. Ferrell

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Ferrell Jr. and Kathy G. Ferrell, husband and wife, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2007.



  
Mary Pamela Short  
Notary Public  
Print Name:  
Commission Expires: 8/28/10