

Shelby County, AL 02/13/2007 State of Alabama

Deed Tax:\$350.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

CURTIS HARPER 987 GARLAND COVE BIRMINGHAM, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FIFTY THOUSAND DOLLARS 00/100 (\$350,000.00) DOLLARS to the undersigned grantor, HOWARD LAKE PROPERTIES, LLC, an Alabama Limited Liability Company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CURTIS HARPER and JO HARPER, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

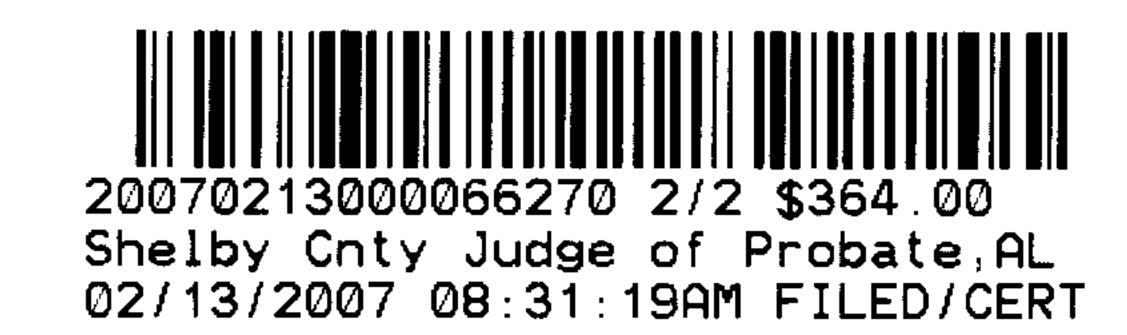
Lot 16, Pioneer Lake

Commence at the Northwest corner of the NE ¼ of the NW ¼ of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 00 degrees 09 minutes 21 seconds West 1442.00 feet to the Point of Beginning; thence North 71 degrees 08 minutes 20 seconds West 2662.84 feet; thence South 27 degrees 40 minutes 02 seconds West 216.89 feet; thence South 03 degrees 56 minutes 52 seconds East 125.56 feet; thence South 71 degrees 30 minutes 32 seconds East, 2753.49 feet; thence North 00 degrees 09 minutes 21 seconds East 329.71 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-17849.
- 4. EASEMENT AS RECORDED IN INST. NO. 2005-17849.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN MISC. 99, PAGE 345, INST. NO. 2005-56574 AND VOLUME 146, PAGE 398.
- 6. RIPARIAN RIGHTS ASSOCIATED WITH THE LAKE UNDER APPLICABLE STATE AND/OR FEDERAL LAW.
- 7. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANY LAKE.
- 8. SUBJECT TO GROUND LEASE TO PIONEER LAKE RESIDENTIAL ASSOCIATION AS TO COMMON AREAS FOR THE BENEFIT A LAND OWNERS AS RECORDED IN INST. NO. 2005-17852.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said C. DOUG HOWARD as SOLE MEMBER of HOWARD LAKE PROPERTIES, LLC, has hereunto subscribed his/her/their name on this the 6th day February of 2007.

HOWARD LAKE PROPERTIES, LLC

C. DOUG HOWARD SOLE MEMBER

STATE OF ALABAMA) COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that C. DOUG HOWARD, whose name as SOLE MEMBER of HOWARD LAKE PROPERTIES, LLC, an Alabama Limited Liability Company, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 6th day February of 2007.

Notary Public

My commission expires:

NOTAR