

Send Tax Notice To:
Harry B. Grace, II
1000 Westwick Circle
Birmingham, AL 35242-2467
PID# 092090005041000

WARRANTY DEED



20070305000099290 1/3 \$81.00
Shelby Cnty Judge of Probate,AL
03/05/2007 03:28:40PM FILED/CERT

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Four Hundred Twenty-Four Thousand Five Hundred and 00/100 (\$424,500.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Thomas .W. Sinclair and Beth F. Sinclair, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Harry B. Grace, II

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

\$ 339600 of the above recited consideration was paid from the proceeds of a purchase
money mortgage loan recorded simultaneously herewith.

\$ 21225 of the above recited consideration was paid from the proceeds of a 2nd purchase
money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2007 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

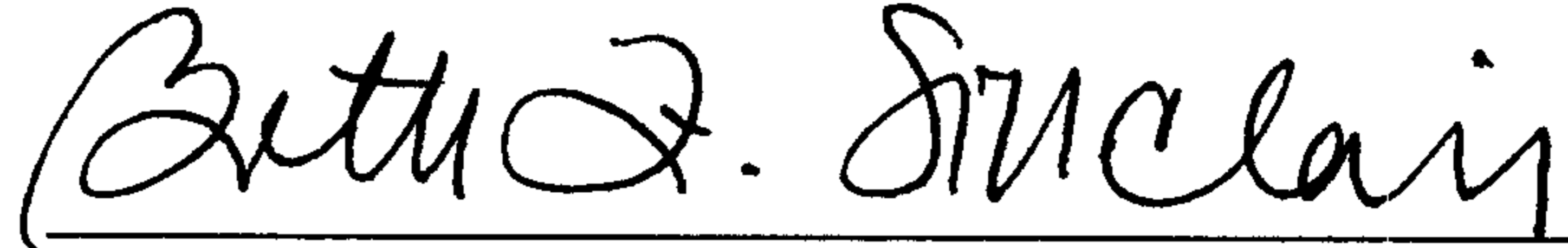
TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 28th day of February, 2007.



Thomas .W. Sinclair



Beth F. Sinclair

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas .W. Sinclair and Beth F. Sinclair, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of February, 2007.



NOTARY PUBLIC
MY COMMISSION EXPIRES:09/21/10

OUR FILE NO.: 07016RB

This instrument prepared by: (SEAL)
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242




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EXHIBIT "A"
Legal Description

Lot 1214, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, 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 and 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, 12th Sector, Phase I, recorded as Instrument #2000-20771 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").


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Shelby County, AL 03/05/2007
State of Alabama

Deed Tax: \$64.00