

20070319000122990 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
03/19/2007 11:22:42AM FILED/CERT

BHM0700067

Send tax notice to:

SHARLENE WILLIAMS
319 HIGHLAND VIEW DRIVE
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

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00) in hand paid to the undersigned, Gary C. Dowling and Patricia D. Dowling, Husband and Wife (hereinafter referred to as "Grantors") by Sharlene Williams and Antonio Williams (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1915, according to the Map of Highland Lakes, 19th Sector, an Eddleman Community, as recorded in Map Book 30, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 19th Sector, recorded as Instrument No. 20030103000004930, 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.

* AND \$250,000.00
\$999,999.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.



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IN WITNESS WHEREOF, Grantors Gary C. Dowling and Patricia D. Dowling hereunto set their signature(s) and seal(s) on February 23, 2007.

Gary C. Dowling by his A.F.F. *Patricia D. Dowling*
Gary C. Dowling, by and through his
Attorney-in-Fact, Patricia D. Dowling

Patricia D. Dowling
Patricia D. Dowling

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia D. Dowling, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February 2007.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON



Mary Pamela Short
Notary Public

Print Name:
Commission Expires: 8/28/10

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia D. Dowling, whose name as Attorney in fact for Gary C. Dowling 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 in his/her capacity as such Attorney in fact, and with full authority, for Gary C. Dowling on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2007.

Jennifer Boyle
Notary Public
Print Name: Jennifer Boyle
Commission Expires: 4/29/09