

SEND TAX NOTICE TO:
ROBERT LOBODA
1005 FAIRFIELD LANE
HOOVER, ALABAMA 35242

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

Deed Tax: \$28.00

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **Five Hundred Fifty Nine Thousand Four Hundred and No/100 (\$559,400.00)** in hand paid to the undersigned **DISTINCTIVE BUILDERS, INC.** (hereinafter referred to as "Grantor") by **ROBERT LOBODA AND AMY B. LOBODA** (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 22-125, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22ND SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 94 A-C, 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 AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543, AND FURTHER AMENDED IN INSTRUMENT #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE II, RECORDED AS INSTRUMENT NO. 20060605000263860, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREBINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

\$447,520.00 AND 83,910.00 OF THE ABOVE CONSIDERAITON WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 16th day of April, 2007.

DISTINCTIVE BUILDERS, INC.

BY: 
JEFF BROWN, PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Jeff Brown, whose name as President of Distinctive Builders, Inc. 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 16th day of April, 2007


NOTARY PUBLIC

My commission expires:
THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

CHRISTOPHER F. MOSELEY
MY COMMISSION EXPIRES 10/07/08