


This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
2700 Hwy 280 E, Ste 315W  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Roy H. Owen  
Nancy W. Owen  
249 Highland Park Dr.  
Hoover, Alabama 35242-6839

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

  
20070522000237600 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
05/22/2007 12:59:47PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Twelve Thousand Five Hundred dollars and Zero cents ( \$412,500.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Matthew Lester Brace and Nichole Brace, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Roy H. Owen and Nancy W. Owen, as Trustees of the Owen Family Trust dated June 16, 2000** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 1704-A, according to the Re-subdivision of Highland Lakes, 17<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, in the Probate Office of Shelby County, Alabama.

Together with the 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 in Instrument #1994-07111 and amended in Instrument #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, 17<sup>th</sup> Sector, recorded as instrument #2000-41317, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

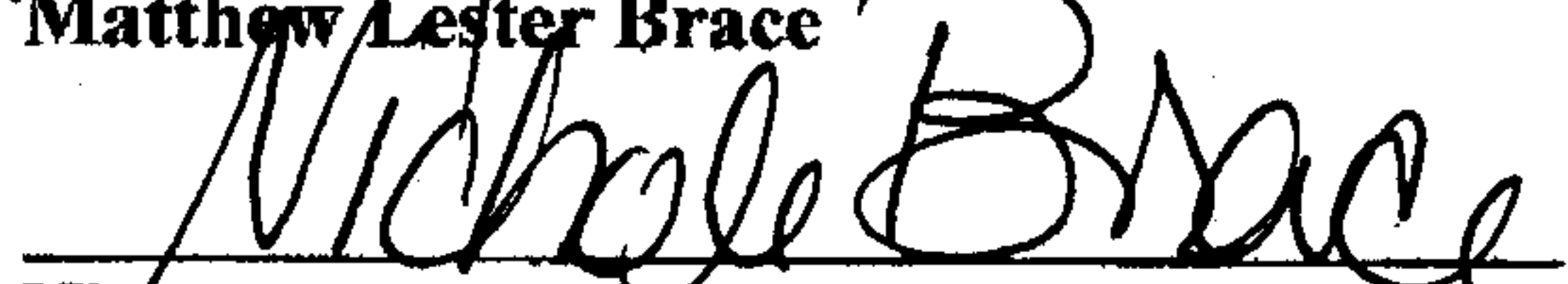
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 312,500.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on 14<sup>th</sup> day of March, 2007

  
Matthew Lester Brace

  
Nichole Brace

FILE NO: 270068

Shelby County, AL 05/22/2007  
State of Alabama  
Deed Tax: \$100.00

Texas  
STATE OF ALABAMA )  
JEFFERSON COUNTY )  
GUADALUPE

20070522000237600 2/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
05/22/2007 12:59:47PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Lester Brace and Nichole Brace 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 on <sup>14<sup>th</sup></sup> ~~15<sup>th</sup>~~ day of March 2007.

*Mary C. Newman*

Notary Public  
Commission Expires:

