

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Thirty Five Thousand and No/100 (\$335,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Ricky L. Vice and Connie K. Vice, husband and wife**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **The Todd Davie 2004 Irrevocable Trust, dated August 16, 2004**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 2556, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 25<sup>TH</sup> SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 35, PAGE 3, 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 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 25<sup>TH</sup> SECTOR, PHASE I TO BE RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my our hand and seal this 10<sup>th</sup> day of August, 2007.

  
RICKY L. VICE

  
CONNIE K. VICE

STATE OF ALABAMA

JEFFERSON COUNTY

I the undersigned, a Notary Public in and for said County and State hereby certify that Ricky L. Vice and Connie K. Vice 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, they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 10<sup>th</sup> day of August, 2007.

My Commission Exp:

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
2871 Acton Road, Suite 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
1031 DUNNAVANT PLACE  
BIRMINGHAM, AL 35242

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/07/09