

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
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Birmingham, Alabama 35243

Send Tax Notice To:
Charles A. Traffica
1399 Highland Lakes Trail
Birmingham, AL 35242



20070817000388570 1/1 \$42.00
Shelby Cnty Judge of Probate, AL
08/17/2007 12:56:15PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CHARLES A. TRAFFICA AND WIFE, EDDIE B. TRAFFICA

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**CHARLES A. TRAFFICA AND EDDIE B. TRAFFICA, TRUSTEES OF THE TRAFFICA LIVING TRUST
DATED JULY 3, 2007, AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), all of their interest in the following described real estate, as joint tenants with right of survivorship, situated in Shelby County, Alabama, to-wit:

Lot 2575, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, 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, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

This property is subject to any or all easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of July, 2007.

Charles A. Traffica
CHARLES A. TRAFFICA
Eddie B. Traffica
EDDIE B. TRAFFICA

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, REUBEN F. STEWART III, a Notary Public in and for said County, in said State, hereby certify that Charles A. Traffica and Eddie B. Traffica, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 27th day of July, 2007.

Reuben F. Stewart III
Notary Public
My Commission Expires: 12/17/2010

