


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
P.O. Box 190224
Birmingham, AL 35219

SEND TAX NOTICE TO:

GENERAL WARRANTY DEED


20070918000436800 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
09/18/2007 10:31:15AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

(\$ 750,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged the undersigned Grantor **National Transfer Services, LLC, a Texas Limited Liability Company**, does hereby grant, bargain, sell and convey unto **Brandon C. Scordino and Tiffany Scordino**

(hereinafter grantee, whether one or more), all of its right, title and interest in the following described real estate, situated in **SHELBY County, Alabama**:

Lot 210, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of 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 Inst. #1994-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument No. 1996-10928 in the Probate Office of Shelby County.

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.

\$600,000.00 of the consideration recited herein is from a purchase money mortgage filed simultaneously.

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 successors 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 successors 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, a duly authorized representative of the grantor named hereinabove have has hereunto executed this conveyance on this the 4th day of June, 2007.

**National Transfer Services, LLC,
a Texas Limited Liability Company**

By: Charlotte Williams
Its: Authorized Signatory

FILE NO: 271682

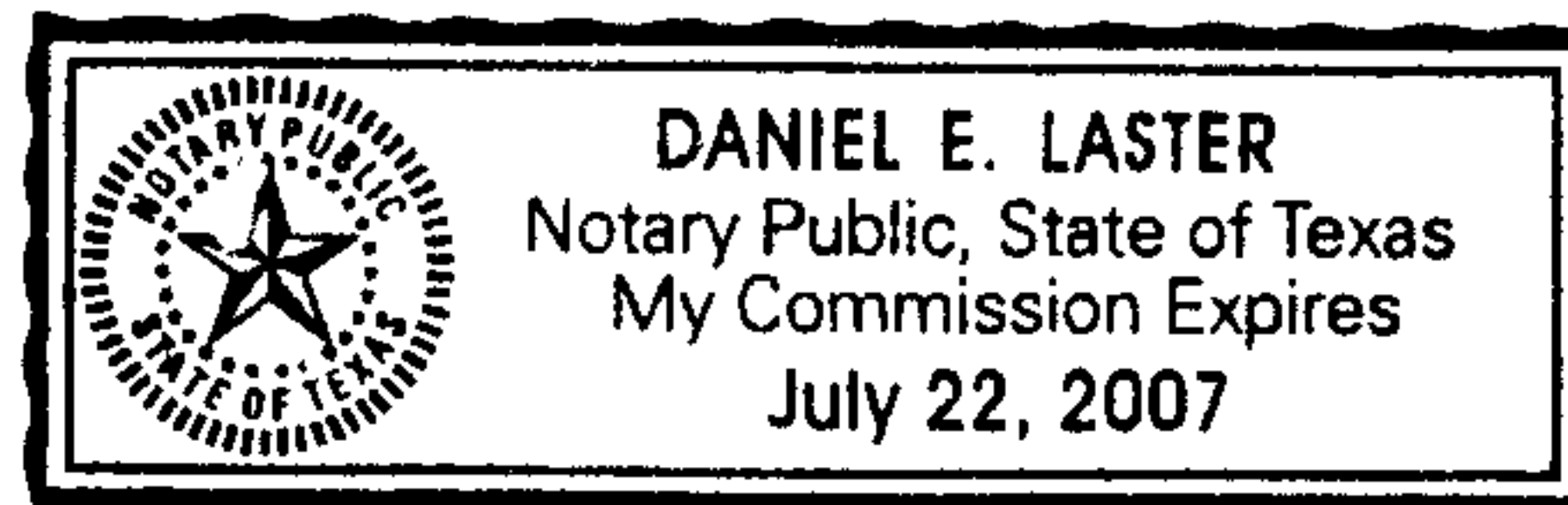
STATE OF Texas)
Harris COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Williams whose name(s) is(are) signed to the foregoing conveyance as the Authorized Signatory of **National Transfer Services, LLC, a Texas Limited Liability Company**, 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 as the act of and on behalf of National Transfer Services, LLC.

Given under my hand and official seal on this the 4th day of June, 2007.

Daniel E. Laster

Notary Public
Commission Expires:



20070918000436800 2/2 \$164.00
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Shelby County, AL 09/18/2007
State of Alabama

Deed Tax: \$150.00

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