

Send tax notice to:

LINDA H. MARTIN  
100 SALISBURY LANE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2007386

  
20071108000515550 1/2 \$358.00  
Shelby Cnty Judge of Probate, AL  
11/08/2007 11:10:13AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety-Four Thousand and 00/100 and 00/100 Dollars (\$494,000.00) in hand paid to the undersigned, EDWARD P. MORAN and KEELIN M. MORAN, husband and wife (hereinafter referred to as "Grantor") by LINDA H. MARTIN (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 703, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 7TH SECTOR AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 58 A, B & C, 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, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 7TH SECTOR, RECORDED AS INSTRUMENT NO. 1995-28389 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SUBJECT TO:

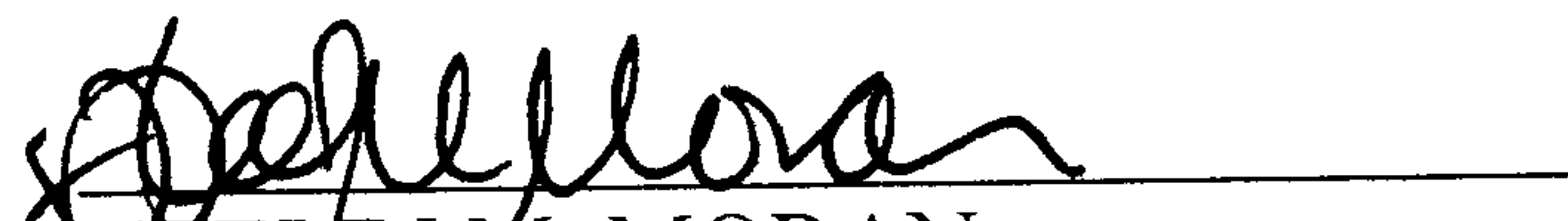
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of November, 2007.

  
EDWARD P. MORAN

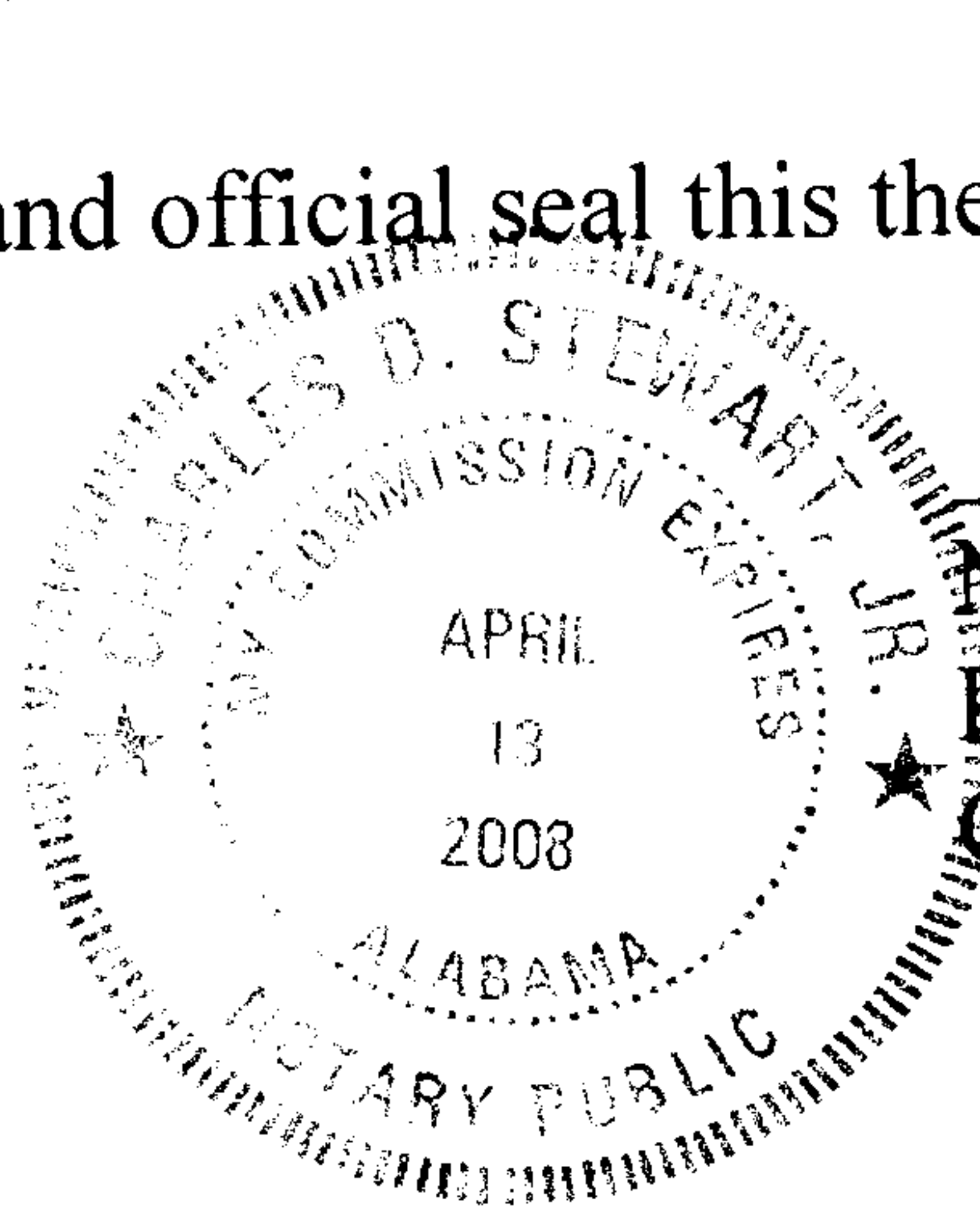
  
KEELIN M. MORAN

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20071108000515550 2/2 \$358.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWARD P. MORAN and KEELIN M. MORAN, whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

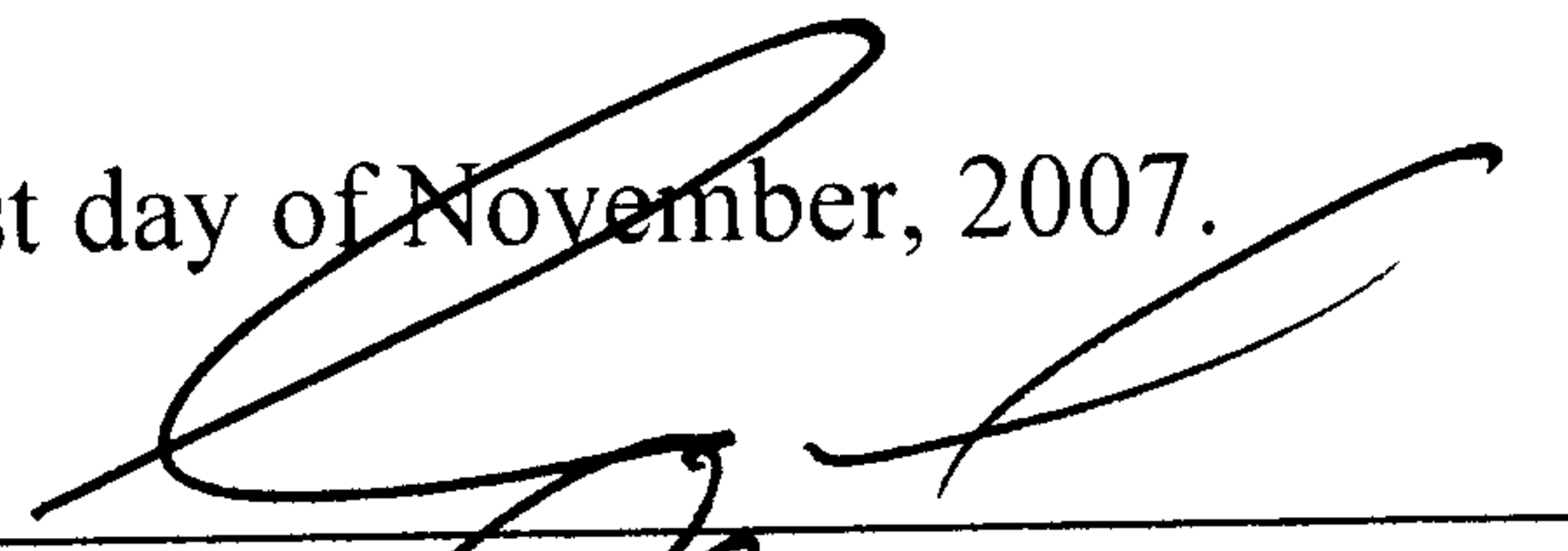
Given under my hand and official seal this the 1st day of November, 2007.



Notary Public

Print Name:

Commission Expires:

  
Charles D. Stewart, Jr.  
4-13-08

Shelby County, AL 11/08/2007  
State of Alabama

Deed Tax: \$344.00