

2007120500550120 1/2 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/05/2007 09:45:52AM FILED/CERT

07-1020

SEND TAX NOTICE TO: PIERRE D. GUNNOE  
126 SALISBURY LANE  
BIRMINGHAM, AL 35242

Shelby County, AL 12/05/2007  
State of Alabama  
Deed Tax: \$18.00

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## WARRANTY DEED

STATE OF ALABAMA,  
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$ 355,000.00 to the undersigned grantor, **CARBONIE CONTRACTING, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **PIERRE D. GUNNOE and JANICE FRIERSON GUNNOE** (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE EXHIBIT A

\$37,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by **LARRY CARBONIE, PRESIDENT** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of November, 2007.

ATTEST:

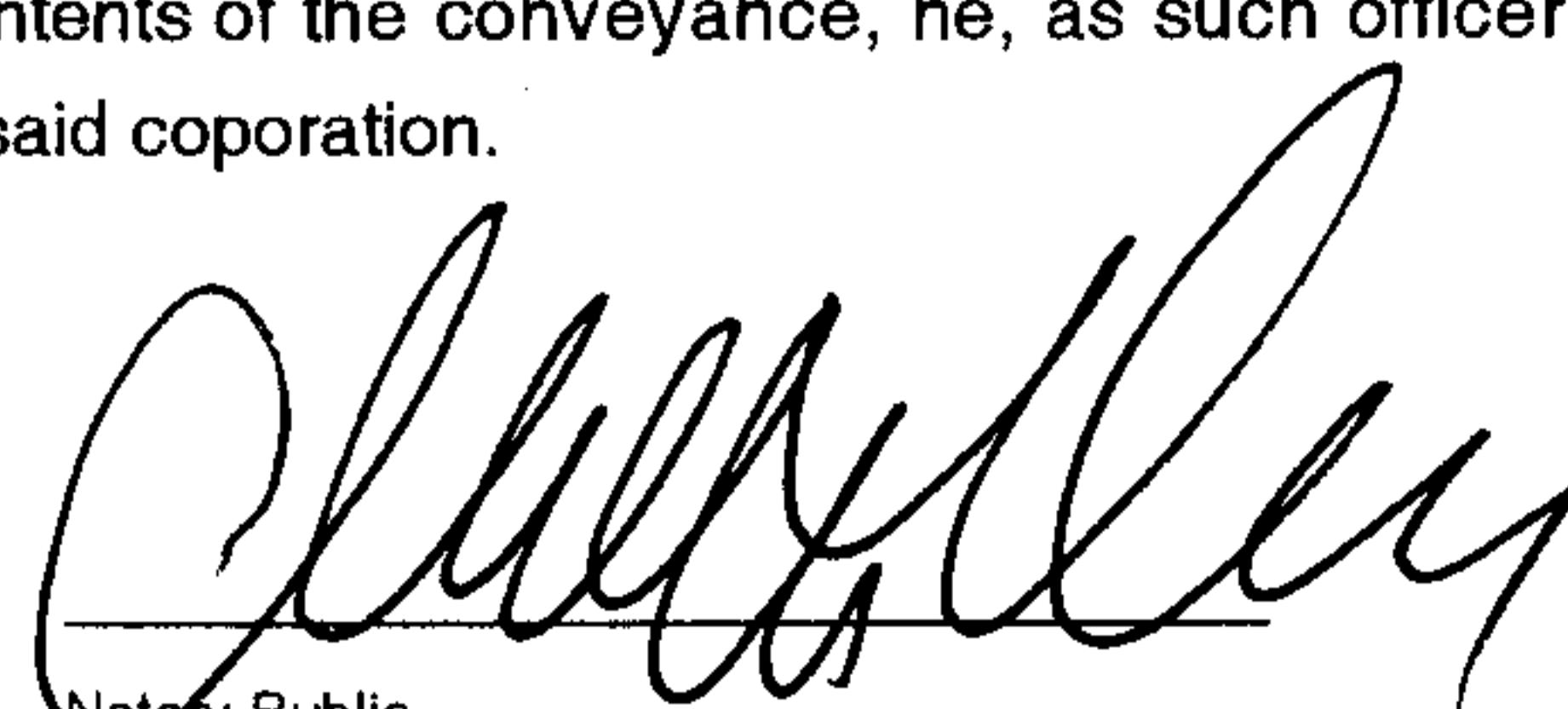
**CARBONIE CONTRACTING, INC.**

BY:   
**LARRY CARBONIE, PRESIDENT**

STATE OF ALABAMA)  
COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **LARRY CARBONIE** whose name as PRESIDENT of CARBONIE CONTRACTING, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand the 28th day of November, 2007.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD STE, 101  
BIRMINGHAM, ALABAMA 35243

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



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EXHIBIT A

LOT 2154, ACCORDING TO THE MAP OF HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 6 A & B, 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, AS RECORDED IN INSTRUMENT 1994/07111 AND AMENDED IN INSTRUMENT 1990/17543 AND FURTHER AMENDED IN INSTRUMENT 1993/31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 21ST SECTOR, PHASE I & II, AS RECORDED IN INSTRUMENT NO. 20020716000332740, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").