

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Renee Leigh Hightower

name

169 Chelsea Station Drive

address

Chelsea, AL 35043

(Name) Larry L. Halcomb

3512 Old Montgomery Highway

(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty Eight Thousand One Hundred Sixty Five and no/100 (\$268,165.00) Dollars

to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Renee Leigh Hightower and Rodney C. Hightower, Sr.

(herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:


Lot 14, according to the Map and Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights, together with release of damages, excepted.

Subject to taxes for 2008.

Subject to conditions on attached Exhibit "A".

Subject to item on attached Exhibit "B".


20080425000169750 1/3 \$285.50
Shelby Cnty Judge of Probate, AL
04/25/2008 11:49:36AM FILED/CERT

Shelby County, AL 04/25/2008
State of Alabama

Deed Tax: \$268.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its Assistant Secretary, Alesia H. Ray, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of April, 2008

ATTEST:

Harbar Construction Company, Inc.

By Alesia H. Ray
Alesia H. Ray, Assistant Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Alesia H. Ray whose name as Assistant Secretary of Harbar Construction Company, 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 and official seal, this the 22nd day of April, 2008

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/10



20080425000169750 2/3 \$285.50
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EXHIBIT "A"

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

20080425000169750 3/3 \$285.50
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EXHIBIT "B"

Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Perpetual non-exclusive easement for access, ingress and egress recorded in Instrument #1994-36503 in the Probate office of Shelby County, Alabama.

Rights, easements, covenants and restrictions and title granted by Kimberly-Clark Corporation to Alabama Power Company by instrument dated September 21, 1987, as referenced in deed recorded in Instrument #1994-36503.

Annexation into City of Chelsea as recorded in Instrument #20060413000172290.

Less and except any portion of subject property lying within the public right of way.

Right-of-way to Alabama Power Company recorded in Instrument #20061212000603870 and in Instrument #20070418000180100, in the Office of the Judge of Probate of Shelby County, Alabama.

Sanitary sewer agreement with Double Oak Water recorded in Instrument #20060816000399780, in the Office of the Judge of Probate of Shelby County, Alabama.

Easement agreement with a church recorded in Instrument # 1998-36462.

Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20070829000407640.

A 5-foot easement located along the Southern property line as shown on the recorded map of said subdivision.