

SEND TAX NOTICE TO: ROBERT ALAN HALL  
168 SHEFFILED LANE  
BIRMINGHAM, ALABAMA 35242



20080430000176220 1/2 \$449.00  
Shelby Cnty Judge of Probate, AL  
04/30/2008 11:16:30AM FILED/CERT

**WARRANTY DEED**

**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 \$435,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **JOHN C. DENNIS, IV and SHANNON P. DENNIS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **ROBERT ALAN HALL**, (herein referred to as GRANTEE(S) 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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

Shelby County, AL 04/30/2008  
State of Alabama

Deed Tax: \$435.00

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

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of April, 2008.

\_\_\_\_\_  
\_\_\_\_\_

*John C. Dennis, IV* (L.S.)  
**JOHN C. DENNIS, IV**  
*Shannon P. Dennis* (L.S.)  
**SHANNON P. DENNIS**

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JOHN C. DENNIS, IV and SHANNON P. DENNIS, whose name(s) is/are signed to the foregoing conveyance, 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.

Given under my hand official seal this 28th day of April, 2008.

*Christopher P. Moseley*  
\_\_\_\_\_  
Notary Public  
My commission exp: \_\_\_\_\_

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

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

20080430000176220 2/2 \$449.00  
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**EXHIBIT "A"**

**LOT 2238, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22<sup>ND</sup> SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE 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 IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #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, 22<sup>ND</sup> SECTOR, PHASE I, RECORDED AS INSTRUMENT #20040823000471390, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION).**