

20080602000221180 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/02/2008 12:50:55PM FILED/CERT

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of TEN THOUSAND DOLLARS & 00/100 AND OTHER GOOD AND VALUABLE CONSIDERATION--- - (\$10,000.00) and other valuable considerations to the undersigned GRANTOR(S) in hand paid GRANTEE(S) herein, the receipt of which is hereby acknowledged, RONALD A. ARAMINI, A MARRIED MAN (herein referred to as said GRANTORS do(es) by these presents GRANT, BARGAIN, SELL and CONVEY unto, RONALD A. ARAMINI AND BARBARA ELAINE ARAMINI, hereinafter 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 County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THIS DEED PREPARED TO ADD SPOUSE TO TITLE. AT THIS TIME, THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records. Ad valorem taxes for the year 2008 and any subsequent years.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims 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**, I/we have hereunto set my/our hand and seal, this the 24<sup>th</sup> DAY OF APRIL, 2008.

  
\_\_\_\_\_  
RONALD A. ARAMINI

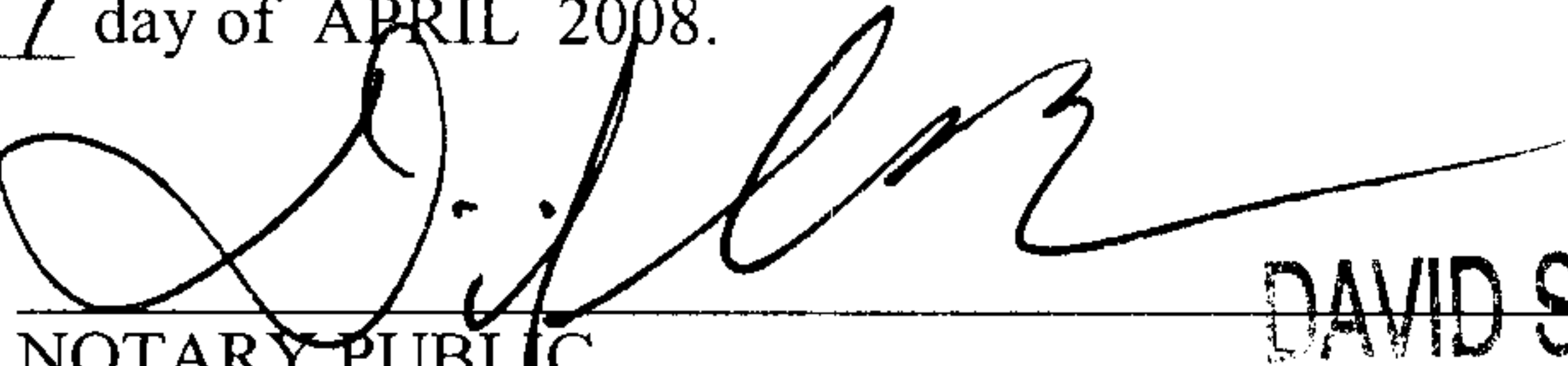
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and state hereby certify, RONALD A. ARAMINI, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 24<sup>th</sup> day of APRIL 2008.

My Comm. Exp.:  
\_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC

DAVID S. SNODDY

MY COMMISSION EXPIRES 6/18/10

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:  
RONALD A. ARAMINI  
335 HIGHLAND VIEW DRIVE  
BIRMINGHAM, AL. 35242

Shelby County, AL 06/02/2008  
State of Alabama

Deed Tax: \$10.00

## EXHIBIT "A"

LOT 30-18, ACCORDING TO THE MAP OF HIGHLAND LAKES, 30<sup>TH</sup> SECTOR, AN. EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 30<sup>TH</sup> SECTOR, TO BE RECORDED, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").



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