


**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20080806000316500 1/3 \$237.00  
Shelby Cnty Judge of Probate, AL  
08/06/2008 03:41:56PM FILED/CERT

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

Send tax notice to:  
MOSES H. FEAGIN

(Name)

ONE PERIMETER PARK S STE 325N  
BIRMINGHAM, ALABAMA 35243

(Address)

(Name)

1063 BALDWIN LANE  
BIRMINGHAM, AL 35242

(Address)

STATE OF **ALABAMA**  
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED FIFTY THOUSAND dollars (\$550,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), DARICK E. SIMMONS and MARY BETH SIMMONS, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto MOSES H. FEAGIN AND GLENDA FEAGIN, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 330,000.00 IS FILED  
HEREWITH.

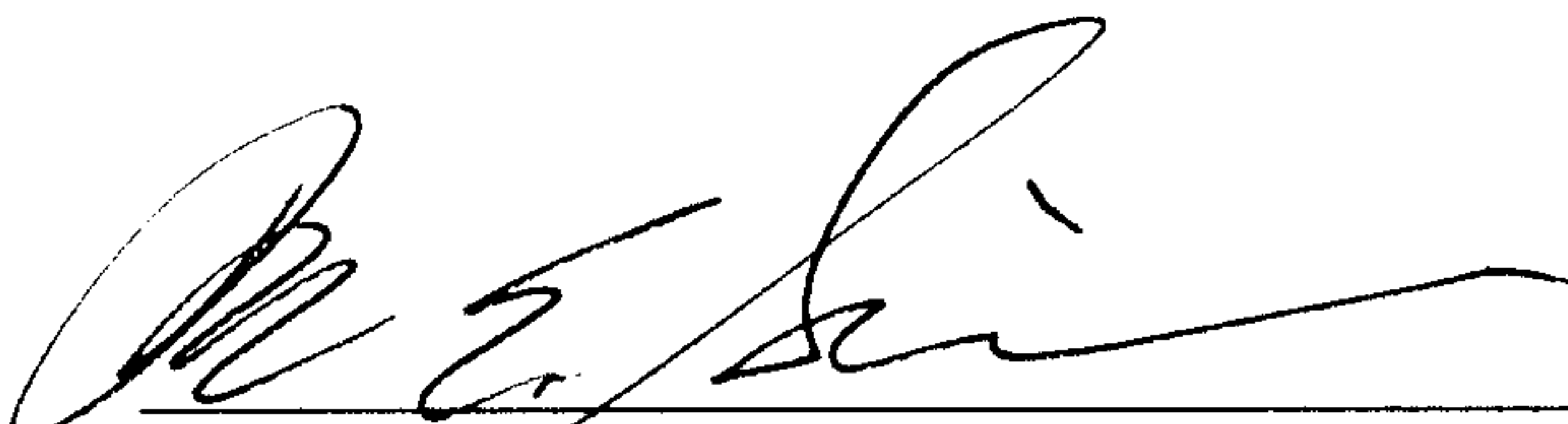
TO HAVE AND TO HOLD, to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple

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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 07/01/08.

  
\_\_\_\_\_  
DARICK E. SIMMONS (Seal)

  
20080806000316500 2/3 \$237.00  
Shelby Cnty Judge of Probate, AL  
08/06/2008 03:41:56PM FILED/CERT

  
\_\_\_\_\_  
MARY BETH SIMMONS (Seal)

STATE OF ALABAMA

COUNTY OF Shelby

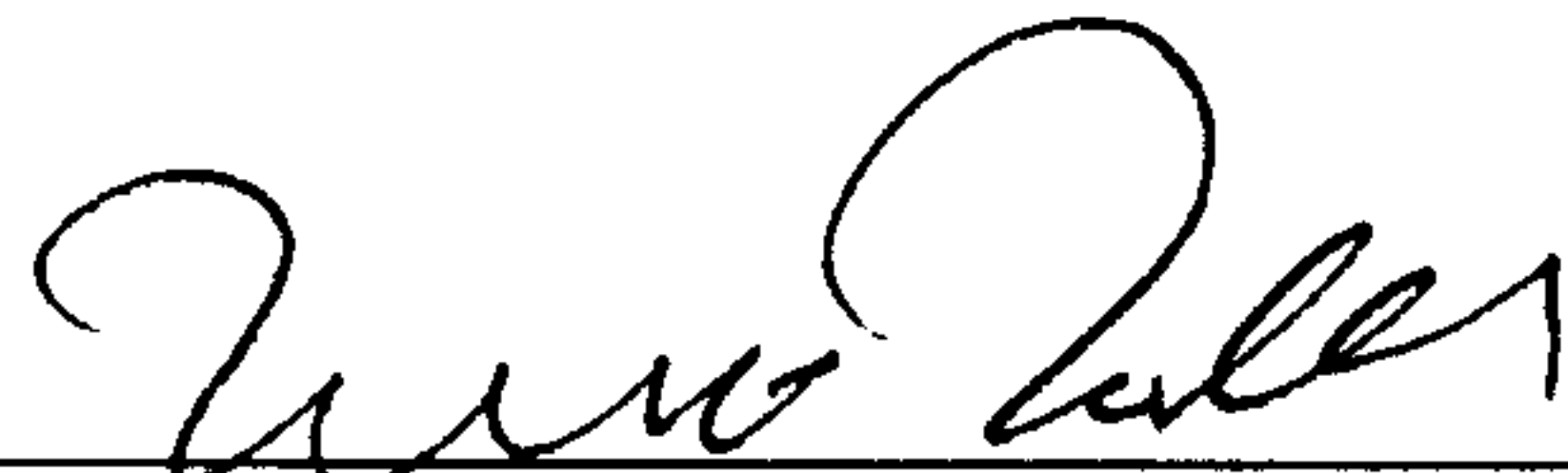
Shelby County, AL 08/06/2008  
State of Alabama

Deed Tax: \$220.00

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that DARICK E. SIMMONS and MARY BETH SIMMONS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 07/01/08.

  
\_\_\_\_\_  
Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

WILLIAM PATRICK COCKRELL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 11, 2011



20080806000316500 3/3 \$237.00  
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## EXHIBIT A

LOT 2823, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 28<sup>TH</sup> SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 30, 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, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT NO. 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, 28<sup>TH</sup> SECTOR, RECORDED AS INSTRUMENT NO. 20041109000615190, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").