


This instrument prepared by:
Patrick F. Smith
Law Office of Patrick F. Smith, L.L.C.
2700 Highway 280 East, Suite 315 W
Birmingham, AL 35223

SEND TAX NOTICE TO:
Terry L. Poling
Cathy R. Poling
279 Highland Park Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20080821000336400 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
08/21/2008 08:59:36AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Eighty Five Thousand dollars and Zero cents (\$285,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Andrew P. Kirkley** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Terry L. Poling and Cathy R. Poling as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

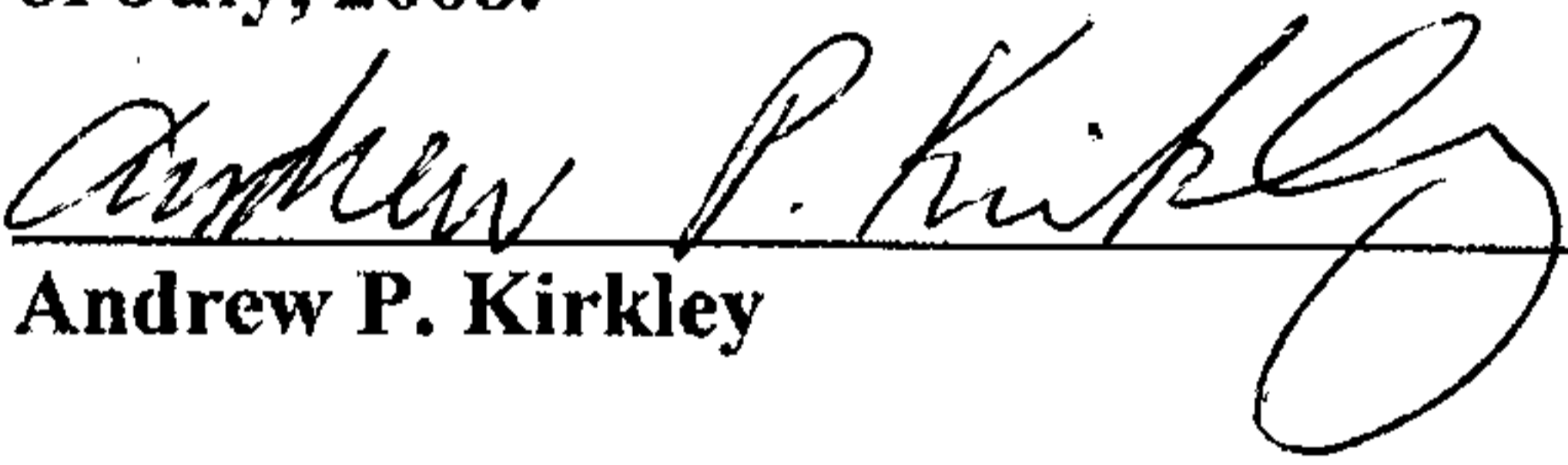
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$185,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **18th day of July, 2008**.




Andrew P. Kirkley

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew P. Kirkley** 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 and official seal on **18th day of July, 2008**.

Notary Public
Commission Expires: **3-12-12**

NOTARY PUBLIC-STATE OF FLORIDA
 Shannon LaGree Boss
Commission #DD751896
Expires: MAR. 08, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

FILE NO: 281947


Shelby County, AL 08/21/2008
State of Alabama
Deed Tax: \$100.00

EXHIBIT "A"

Lot 1715-A, according to the Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, 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, 17th Sector, recorded as instrument #2000-41317 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration).

Source of Title: Instrument #20061117000565570



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