

20090309000084560 1/3 \$473.50
Shelby Cnty Judge of Probate, AL
03/09/2009 01:20:53PM FILED/CERT

After recording return to:

William H. Halbrooks, Attorney

#1 Independence Plaza - Suite 704
Birmingham, AL 35209

FRS File No.: 602546

Customer File No.: 2008-07261

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Fifty-Six Thousand Five Hundred and No/100---\$456,500.00)----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Michael E. Lance and Catherine E. Lance, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

National Residential Nominee Services, Inc.
of

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See the Exhibit "A"

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 527 Sheffield Way, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the

premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 13th day of November, 2008.

Michael E. Lance (Seal)
Michael E. Lance

Catherine E. Lance (Seal)
Catherine E. Lance

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael E. Lance married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13th day of November, 2008.
[Signature] (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 11, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Catherine E. Lance married (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13th day of November, 2008.
[Signature] (Seal)
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 11, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires

This document prepared by: Terry Chandler, Title Specialist, 16000 Dallas Parkway, Suite 400, Dallas, TX 75248

EXHIBIT A

Lot 2222, according to the Map of Highland Lakes 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, page 79, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use 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 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, 22nd Sector, 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").

Subject to current taxes, easements and restrictions of record.

\$ 304,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


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