\$350,000 Ch.

This deed prepared by: Sparks Law Firm, LLC 3535 Grandview Parkway, Suite 350 Birmingham, AL 35243 Direct: (205) 215-8433

Grantees Address: 1018 Highland Park Place Birmingham, AL 35242

> 200903110000088310 1/2 \$114.00 Shelby Cnty Judge of Probate, AL 03/11/2009 08:56:59AM FILED/CERT

STATE OF ALABAMA **COUNTY OF SHELBY** 

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100ths (\$10.00) dollars, and other good and valuable consideration paid to the undersigned SHERYL S. BREWER and JEFFERSON BURT BREWER, husband and wife, (herein referred to as "Grantors"), in hand paid by BRADLEY M. CASSELMAN and JENNIFER B. CASSELMAN, husband and wife, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, 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, all the Grantors' interest in the following-described real estate situated in, Shelby County, Alabama, to-wit:

Lot 2031, according to the Survey of Highland Lakes, 20th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 29, Page 133, 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 #1996-17543 and 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, 20th Sector, recorded as Instrument No. 20020716000332750 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

TO HAVE AND TO HOLD unto the said Grantees, and Grantees' heirs and assigns forever.

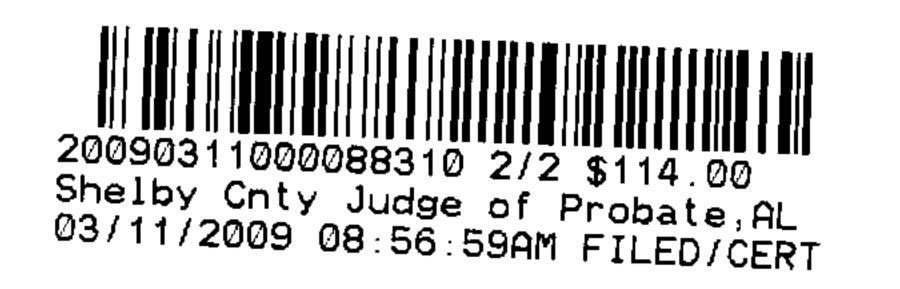
GRANTORS do for Grantors and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 6TH day of March, 2009.

> Sheryl & Brewer by Jackies Jones SHERYL S. BREWER, by JACKIE L. JONES,

As her Attorney in Fact

Jefferson Burt Brewer by Jackie L JEFFERSON BURT BREWER, by JACKIEL Jones JONES, As her Attorney in Fact



## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Sheryl S. Brewer and Jefferson Burt Brewer, whose names are each signed to the foregoing instrument or conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they each executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 6TH day of March, 2009.

C. Ryan Sparks, Notary Public My commission expires: Dec 18, 2011

Shelby County, AL 03/11/2009 State of Alabama

Deed Tax:\$100.00