

Send tax notice to:
Billy Carl Owen, Jr.
Laura Louise Pancoast
157 Brisstol Lane
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$528,500.00) in hand paid to the undersigned **Charles Mark Duthu and Jacqueline Naquin Duthu, Husband and Wife**, (hereinafter referred to as "Grantors") by **Billy Carl Owen Jr. and Laura Louise Pancoast** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2402, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded as Instrument No. 20040430000226520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$475,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Charles Mark Duthu and Jacqueline Naquin Duthu hereunto set their signature(s) and seal(s) on March 16, 2009.

Charles Mark Duthu
Charles Mark Duthu

Jacqueline Naquin Duthu
Jacqueline Naquin Duthu

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Mark Duthu and Jacqueline Naquin Duthu, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 2009.

(NOTARIAL SEAL)



Mary Pamela Short
Notary Public
Print Name:
Commission Expires:

