

962018

SEND TAX NOTICE TO:
Steven Lee Russell
2042 Blue Heron Circle, Birmingham, Alabama
35242

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED

STATE OF Alabama

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars and no cents **\$10.00.**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Deborah P. Russell, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Steven Lee Russell an ummarried man (herein referred to as grantee, whether one or more), the following described real estate,
situated in **Shelby** County, Alabama, to-wit:

LOT 229, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 2ND
SECTOR, AS RECORDED IN MAP BOOK 20 PAGE 150, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING
SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE
PRIVATE ROADWAYS AND COMMON AREA ALL AS MORE
PARTICULARLY DESCRIED 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, 1ST SECTOR, RECORDED AS INSTRUMENT #1994-07112
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (WHICH
TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER
COLLECTIVELY REFERRED TO AS THE "DECLARATION").

This Deed is being prepared pursuant to that Final Divorce Decree Case No. DR 2007 000747 00.


Subject to:

1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

WARRANTY DEED


20090501000161760 1/2 \$192.00
Shelby Cnty Judge of Probate, AL
05/01/2009 01:40:42 PM FILED/CERT

Shelby County, AL 05/01/2009
State of Alabama
Deed Tax : \$178.00

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this April 01, 2009

Deborah P. Russell (Seal)
Deborah P. Russell

STATE OF Alabama

General Acknowledgment


Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Deborah P. Russell, an unmarried woman** 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this April 01, 2009 .

[Signature]
Notary Public.
Seal
My Commission Expires September 7, 2011




20090501000161760 2/2 \$192.00
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