

Send tax notice to:
Robert Anderson
Linda Anderson
111 Ashford Circle
Birmingham, AL 35242

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

State of Alabama
County of Shelby

WARRANTY DEED


20090804000299560 1/2 \$244.00
Shelby Cnty Judge of Probate, AL
08/04/2009 03:02:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) in hand paid to the undersigned Brian K. Thomas, a married man and Penny E. Thomas, his wife, by and through her attorney-in-fact, Brian K. Thomas** (hereinafter referred to as "Grantors") by **Robert Anderson and Linda Anderson** (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 2316, according to the Survey of Highland Lakes, 23rd Sector, an Eddleman Community, as recorded in Map Book 32, Page 19, 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 No. 1998-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 23rd Sector, recorded as Instrument No. 20031010000683510 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$200,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$144,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A 2ND MORTGAGE.

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

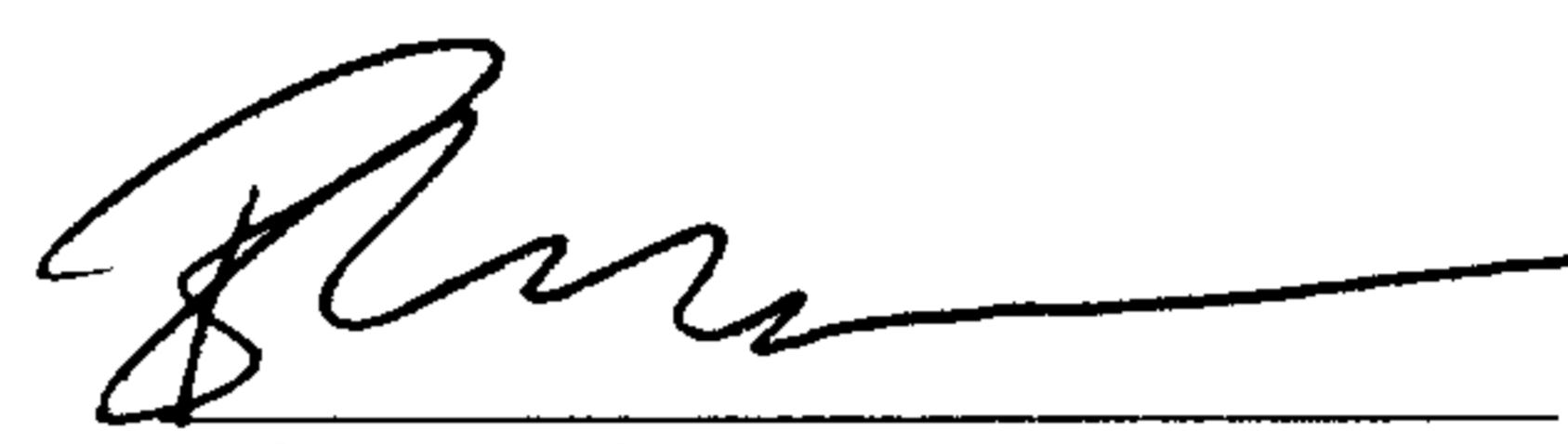
Shelby County, AL 08/04/2009

State of Alabama

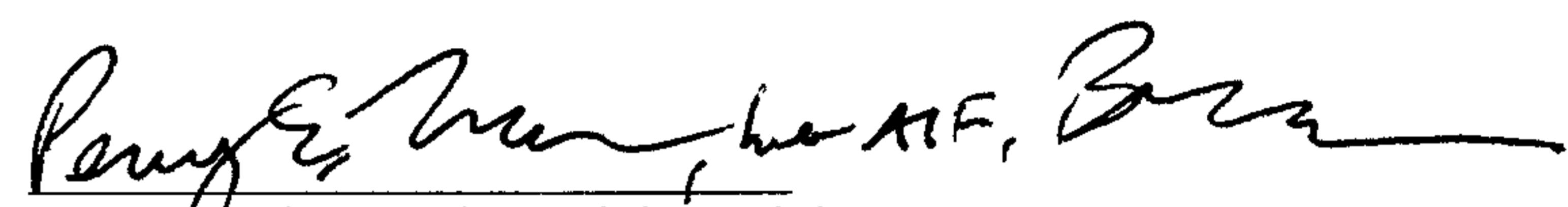
Deed Tax : \$230.00

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 grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Brian K. Thomas and Penny E. Thomas, by and through her attorney-in-fact, Brian K. Thomas hereunto set their signatures and seals on July 20, 2009.



Brian K. Thomas



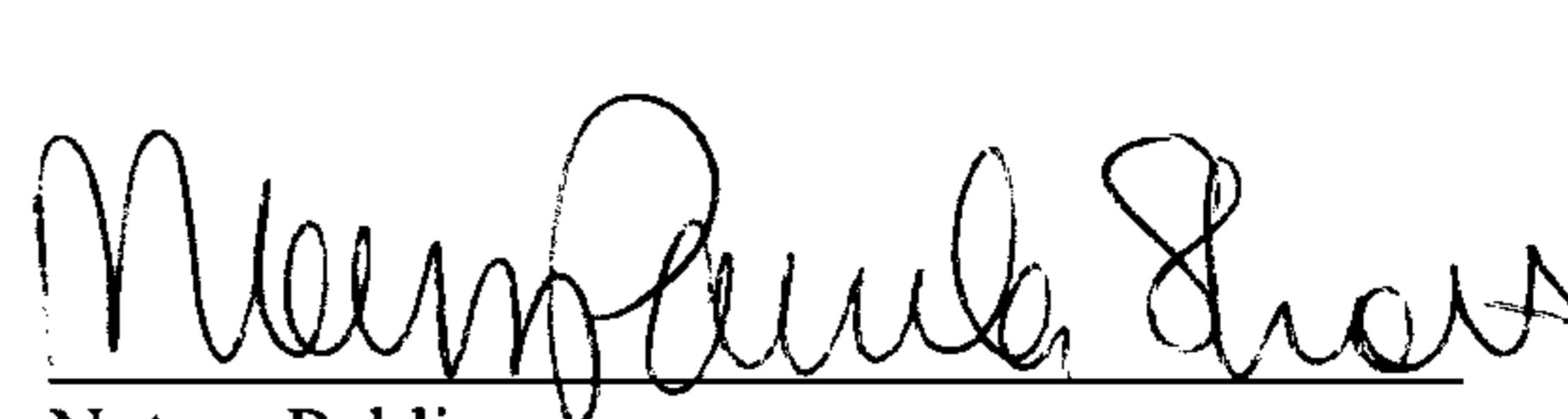
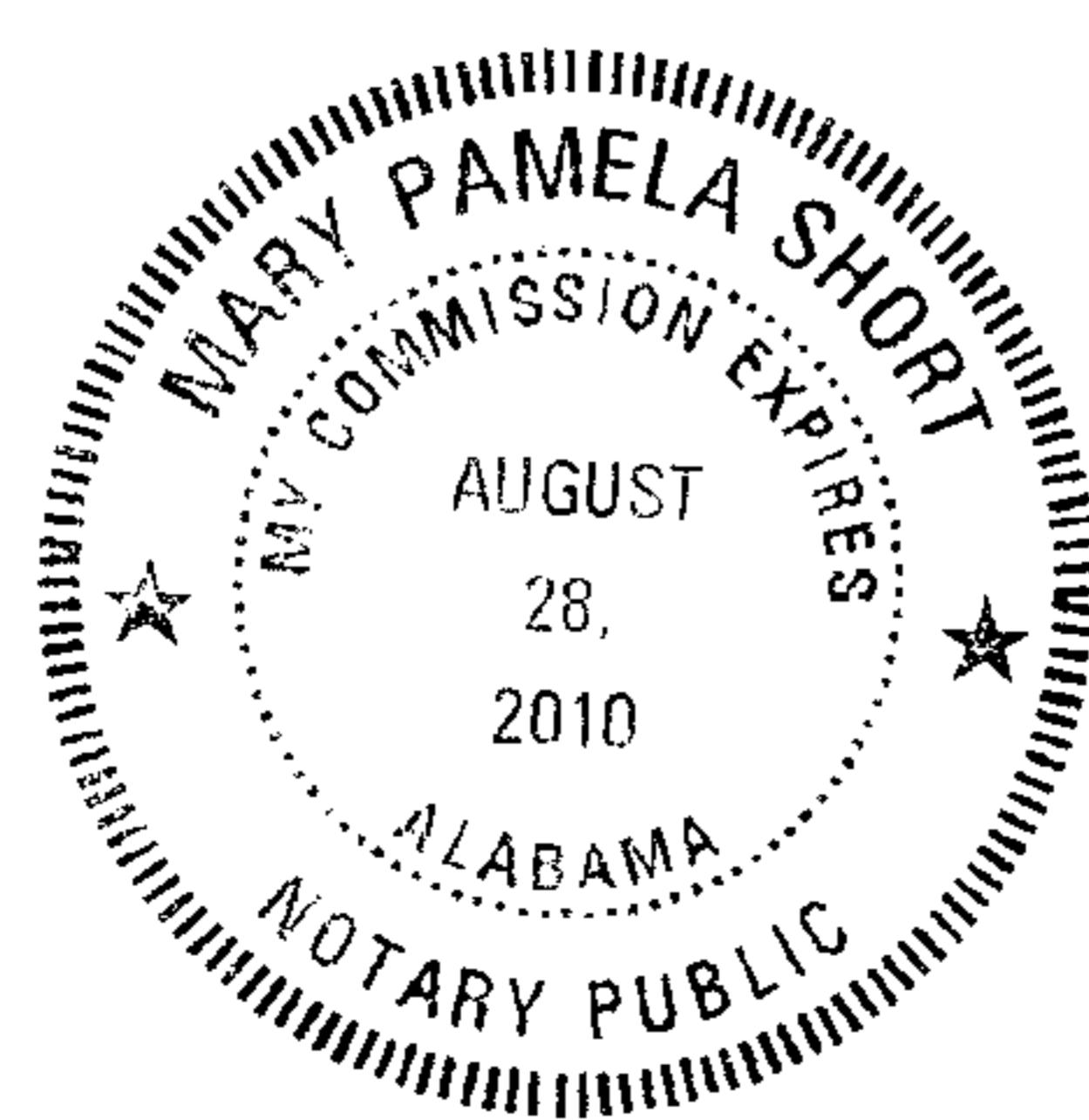
Penny E. Thomas, by and through her attorney-in-fact, Brian K. Thomas

STATE OF ALABAMA
COUNTY OF Jefferson'

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian K. Thomas, a married man, individually and as Attorney in fact for Penny E. Thomas, His wife is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same individually and voluntarily in his capacity as such Attorney in fact, and with full authority, for Penny E. Thomas on the day the same bears date.

Given under my hand and official seal this the 20th day of July, 2009.

(NOTARIAL SEAL)



Notary Public
Print Name:
Commission Expires:



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