

ac 140,000.00

20100201000029960 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
02/01/2010 10:05:03 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
BLAIR AND PARSONS, P.C.
1711 Cogswell Avenue
Pell City, AL 35125

Send Tax Notice To:

C. HARRY KNOWLES
4 PARKWAY
HANOVER, NEW HAMPSHIRE 03755

QUITCLAIM DEED

**NO TITLE EXAMINATION
PERFORMED BY PREPARER.**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned JANET H. KNOWLES, a married woman (hereinafter called Grantor whether one or more), hereby remises, releases, quit claims, grants, sells and conveys to C. HARRY KNOWLES (hereinafter called Grantee whether one or more), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 23, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 37, PAGE 130, 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 THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, ~~REGENT PARK NEIGHBORHOOD, RECORDED AS INSTRUMENT #20070223000084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA~~ (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

DESCRIPTION FURNISHED BY GRANTEE.

THE WITHIN DEED IS MADE AND GIVEN PURSUANT TO THE TERMS OF A MARTIAL SETTLEMENT AGREEMENT ENTERED INTO BETWEEN THE GRANTOR AND GRANTEE ON DECEMBER 23, 2009.

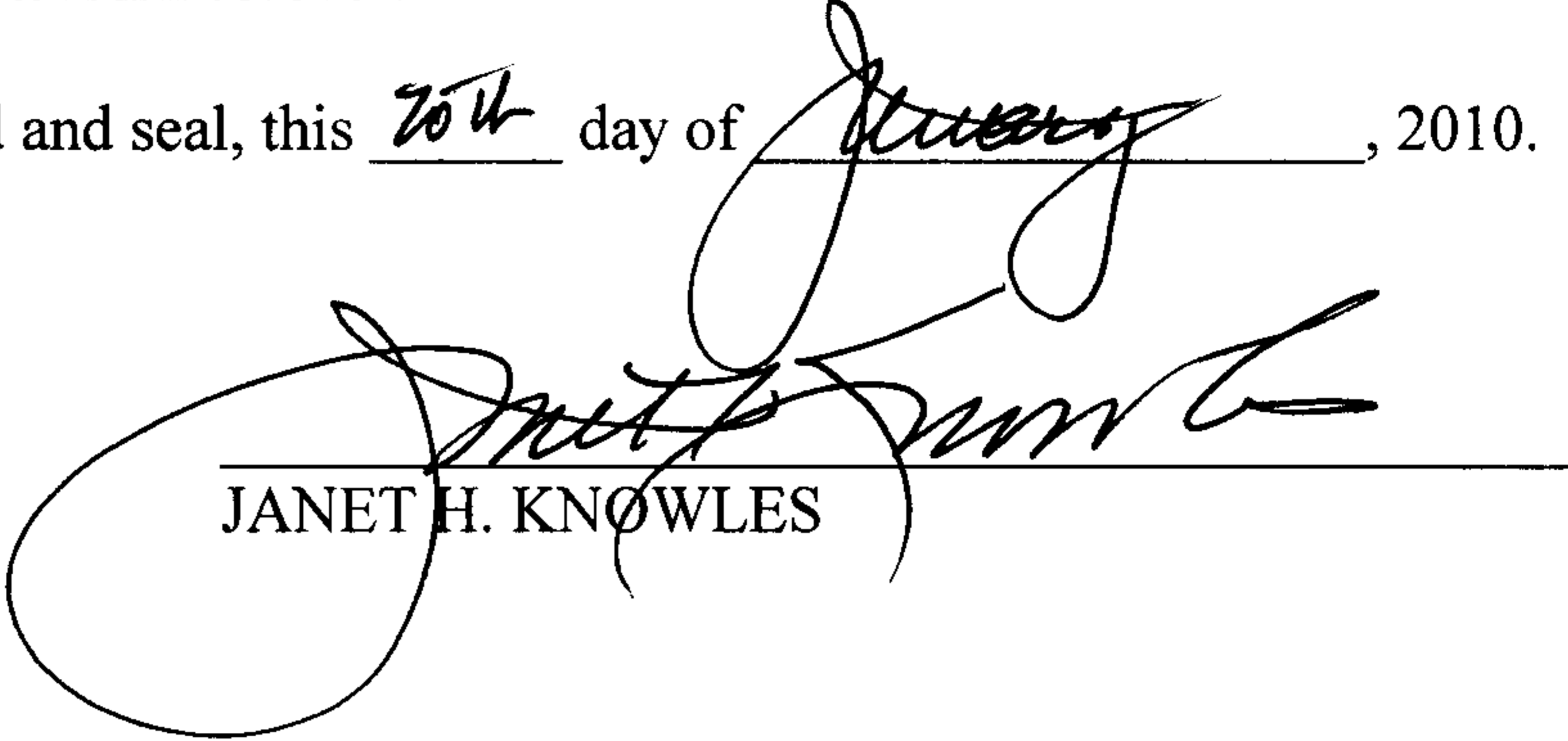
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR. GRANTOR AND GRANTEE ARE HUSBAND AND WIFE.



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TO HAVE AND HOLD to said GRANTEE forever.

Given under my hand and seal, this 20th day of January, 2010.

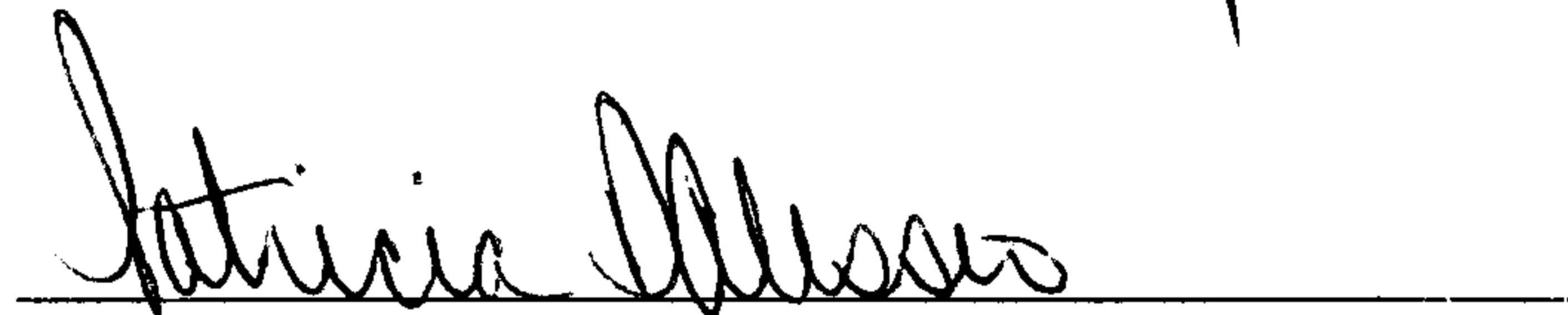

 JANET H. KNOWLES

STATE OF NEW JERSEY :
 COUNTY OF CAMDEN :

SS:

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JANET H. KNOWLES, 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 official seal this 20th day of JANUARY, 2010.


 Notary Public

PATRICIA D'ALESSIO
 A Notary Public of New Jersey
 My Commission Expires 12/31/11