

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

Send Tax Notice To:  
James M. and Susan T. Owens  
1107 Dunnivant Place  
Birmingham, AL 35242

Presents:

THAT IN CONSIDERATION OF **TWO-HUNDRED AND EIGHTY-THREE THOUSAND DOLLARS (\$283,000)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles A. Traffica and Eddie B. Traffica, Trustees of the Traffica Living Trust Dated July 3, 2007, and any amendments thereto (herein referred to as grantors) do grant, bargain, sell and convey unto James M. Owens and wife Susan T. Owens (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

**Subject to Easements, Restrictions and rights of way of record.**

**\$283,000 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

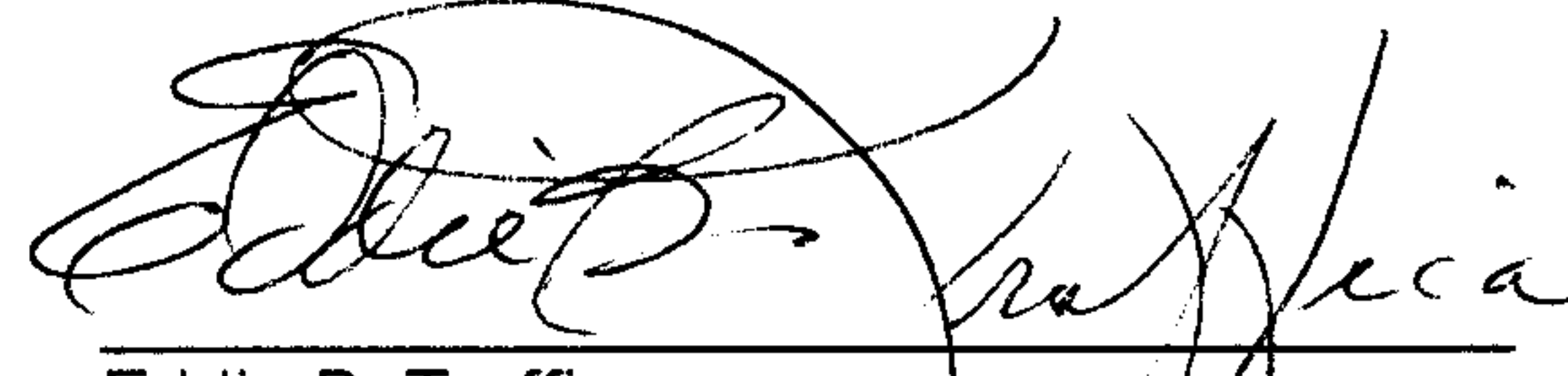
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 25<sup>th</sup> day of January, 2010

WITNESS:

  
Charles A. Traffica,  
Trustee Traffica Living Trust Dated July 3, 2007,  
and any amendments thereto

  
Eddie B. Traffica  
Trustee Traffica Living Trust Dated July 3, 2007,  
and any amendments thereto

STATE OF ALABAMA

COUNTY SHELBY

General Acknowledgement

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Charles A. Traffica and Eddie B. Traffica whose name as Trustees of the Traffica Living Trust Dated July 3, 2007 and any amendments thereto, 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, they, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 25<sup>th</sup> day of January, 2010.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

PREPARED BY:

PARKER LAW FIRM, LLC

1560 Montgomery Hwy, Ste 205

Birmingham, AL 35216

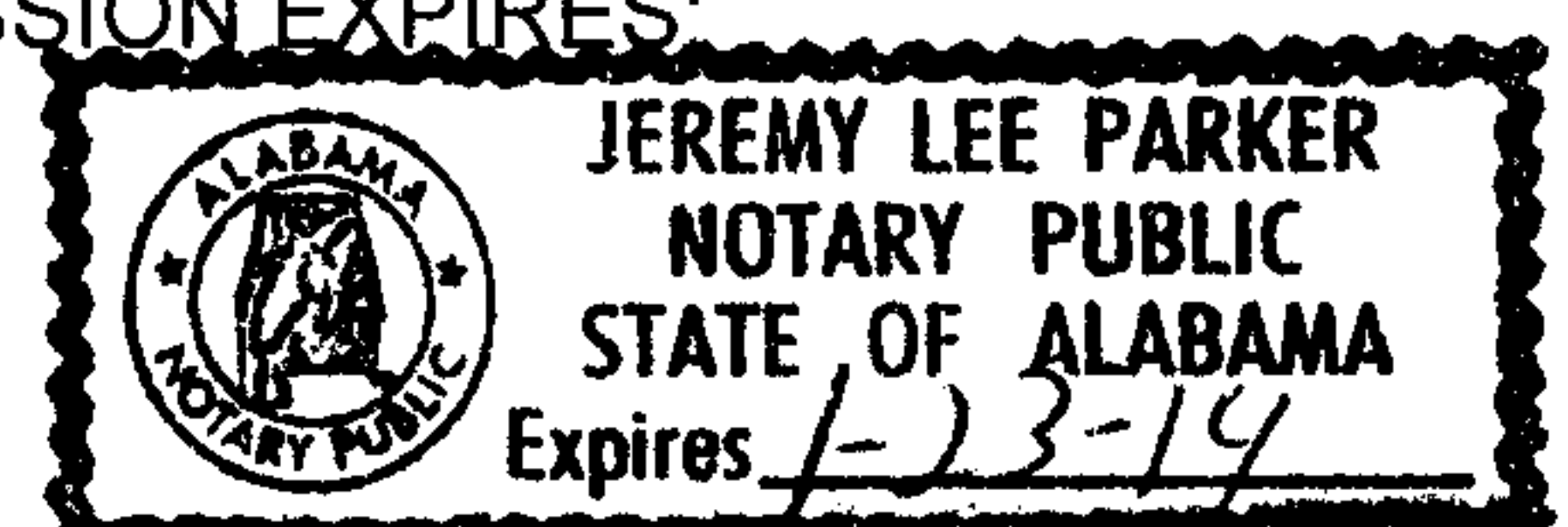


EXHIBIT "A"

LOT 2575 ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 25<sup>TH</sup> SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 41, 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 INST. NO. 1994-07111 AND AMENDED IN INST. NO. 1996-17543, AND FURTHER AMENDED IN INST. 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, 25<sup>TH</sup> SECTOR, PHASE II, RECORDED IN INSTRUMENT NO. 20051229000667940, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION". MINERAL AND MINING RIGHTS EXCEPTED.

*[Handwritten signature]*  
*E.D.J.*



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Shelby Cnty Judge of Probate, AL  
02/11/2010 02:13:47 PM FILED/CERT