

SEND TAX NOTICE TO:
(Name) **George Harold Sheehan & Patricia A. Sheehan**
John Sheehan
(Address) 1001 Kings Way, Birmingham, AL 35242

This instrument was prepared by:

(Name) **Stephen Grimes, Attorney**
(Address) P. O. Box 463, Gardendale, AL 35071

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Eighty-one Thousand One Hundred and NO/100 (\$281,100.00)**-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or We, **Kathy Holman Caufield and husband, Jeff Caufield**

(herein referred to as grantors) do grant, bargain, sell and convey unto

George Harold Sheehan and Patricia A. Sheehan and John Sheehan

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2503, according to the Survey of Highland Lakes, 25th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 35, page 3, in the Probate Court of Shelby County, Alabama; being situated in Shelby County.

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. 1996-17543, and further amended in Inst. #1999-31095, in the Probate Court of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase 1, recorded in Instrument No. 20050609000280540, in the Probate Court of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to any mineral and mining rights if not owned by the grantor.

Subject to any restrictions, easements and rights of way of record; and taxes due in the year of 2010, a lien, but not yet payable.

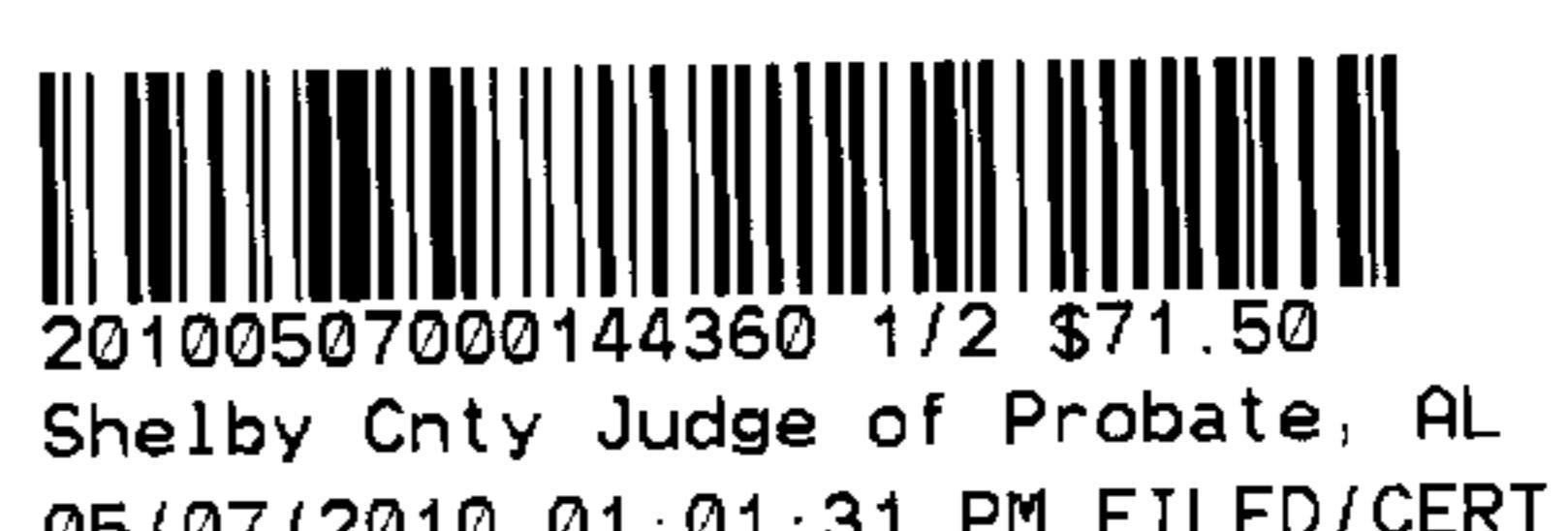
It is the intention of this deed that the survivorship nature of said deed shall continue after the death of the grantee first to die and after the grantee second to die, such that the subject real property shall vest in the last of the three surviving grantees.

Kathy Holman Caufield is one and the same person as Kathy Holman Houston.

\$224,880.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

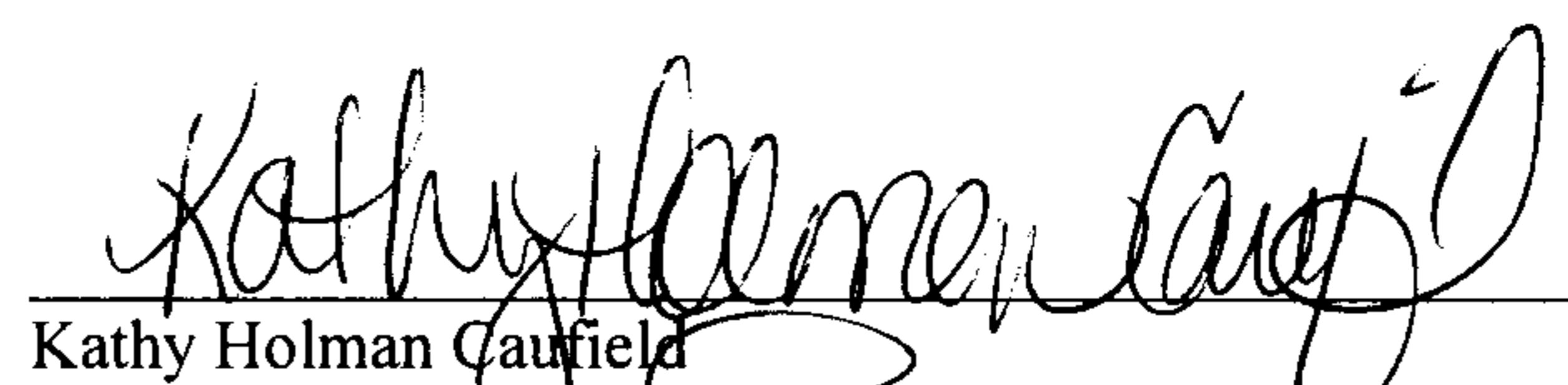


Shelby County, AL 05/07/2010

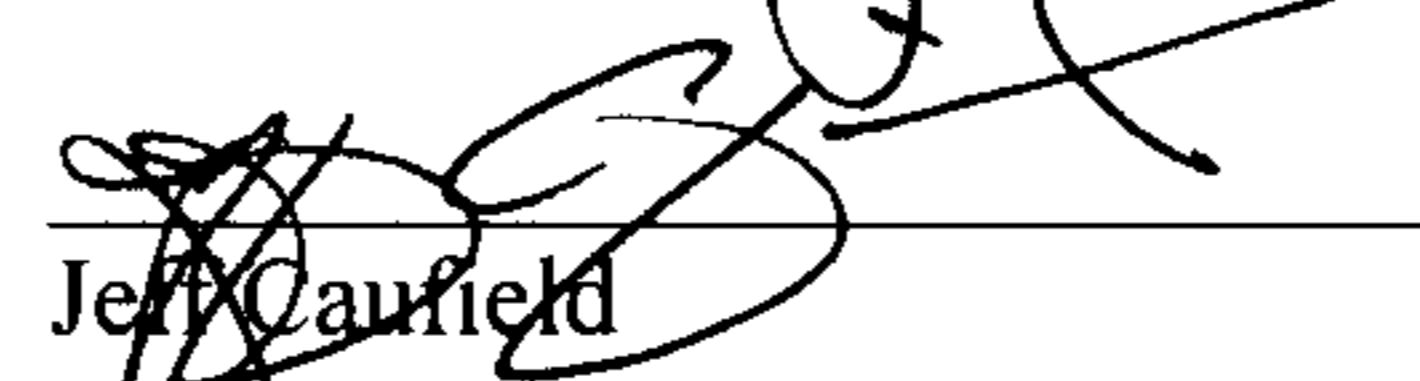
State of Alabama

Deed Tax : \$56.50

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 27th day of April, 2010.



Kathy Holman Caufield (Seal)

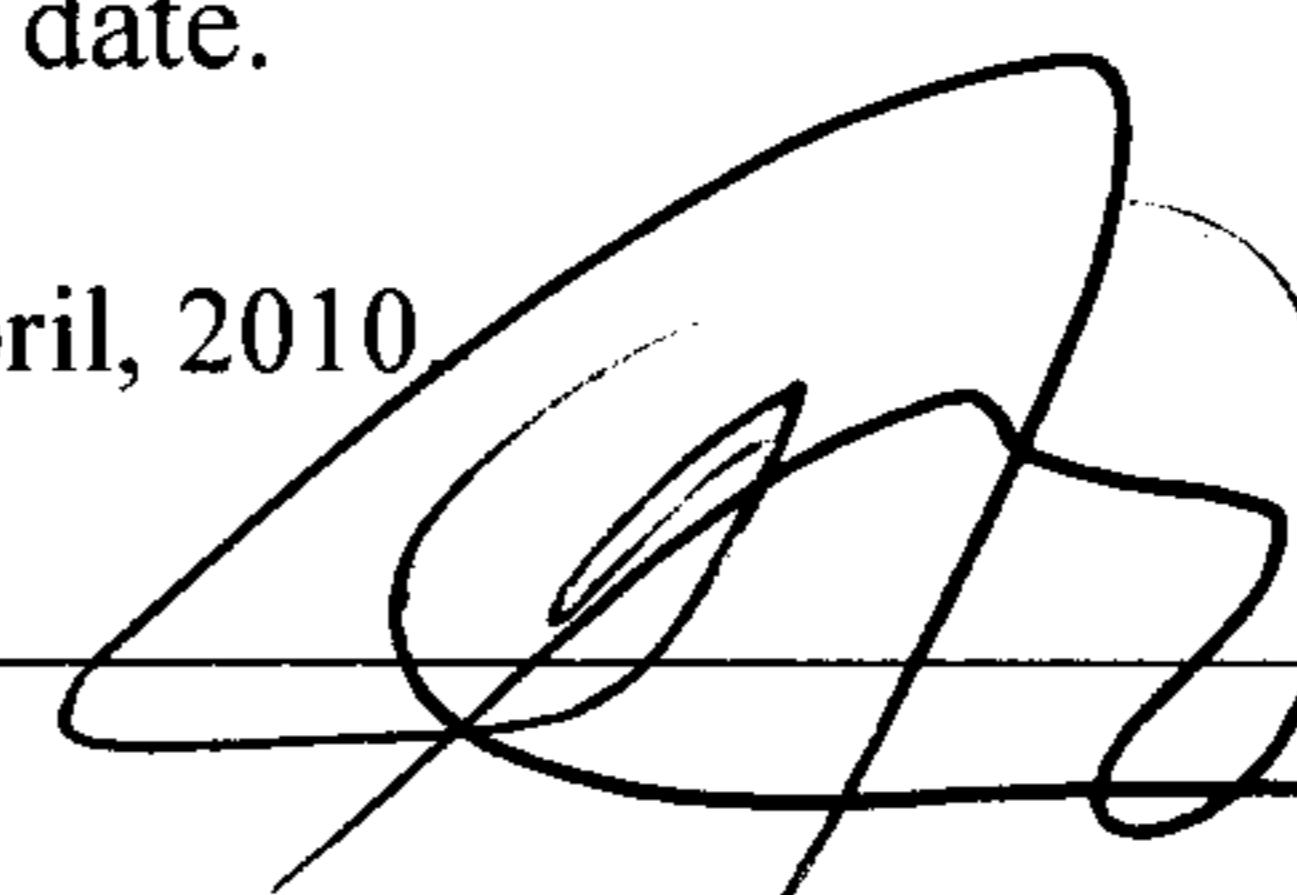


Jeff Caufield (Seal)

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Holman Caufield and Jeff Caufield, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2010.

Notary Public 

My commission expires: 11/16/2010


20100507000144360 2/2 \$71.50
Shelby Cnty Judge of Probate, AL
05/07/2010 01:01:31 PM FILED/CERT