

## CORPORATION WARRANTY DEED

Joint Tenancy With Right of Survivorship



20100527000169210 1/2 \$229.00  
Shelby Cnty Judge of Probate, AL  
05/27/2010 02:40:00 PM FILED/CERT

State Of Alabama  
County Of Shelby

}

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Eight Hundred Forty Thousand dollars and Zero cents (\$840,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **DKM Enterprises, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Wayman Powell III and Pamela Powell** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**Note:** \$625,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR by its President, William B. Doyle who is authorized to execute this conveyance, hereto set its signature and seal, this the 24th day of May, 2010.

Deed Tax : \$215.00

By:

DKM Enterprises, Inc.

William B. Doyle, President

State Of Alabama  
County Of Shelby

}

I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that William B. Doyle, whose name as President of DKM Enterprises, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of May, 2010.

File No: 20100103

My Commission Expires

Chesley P. Payne, Notary Public  
7/31/2011

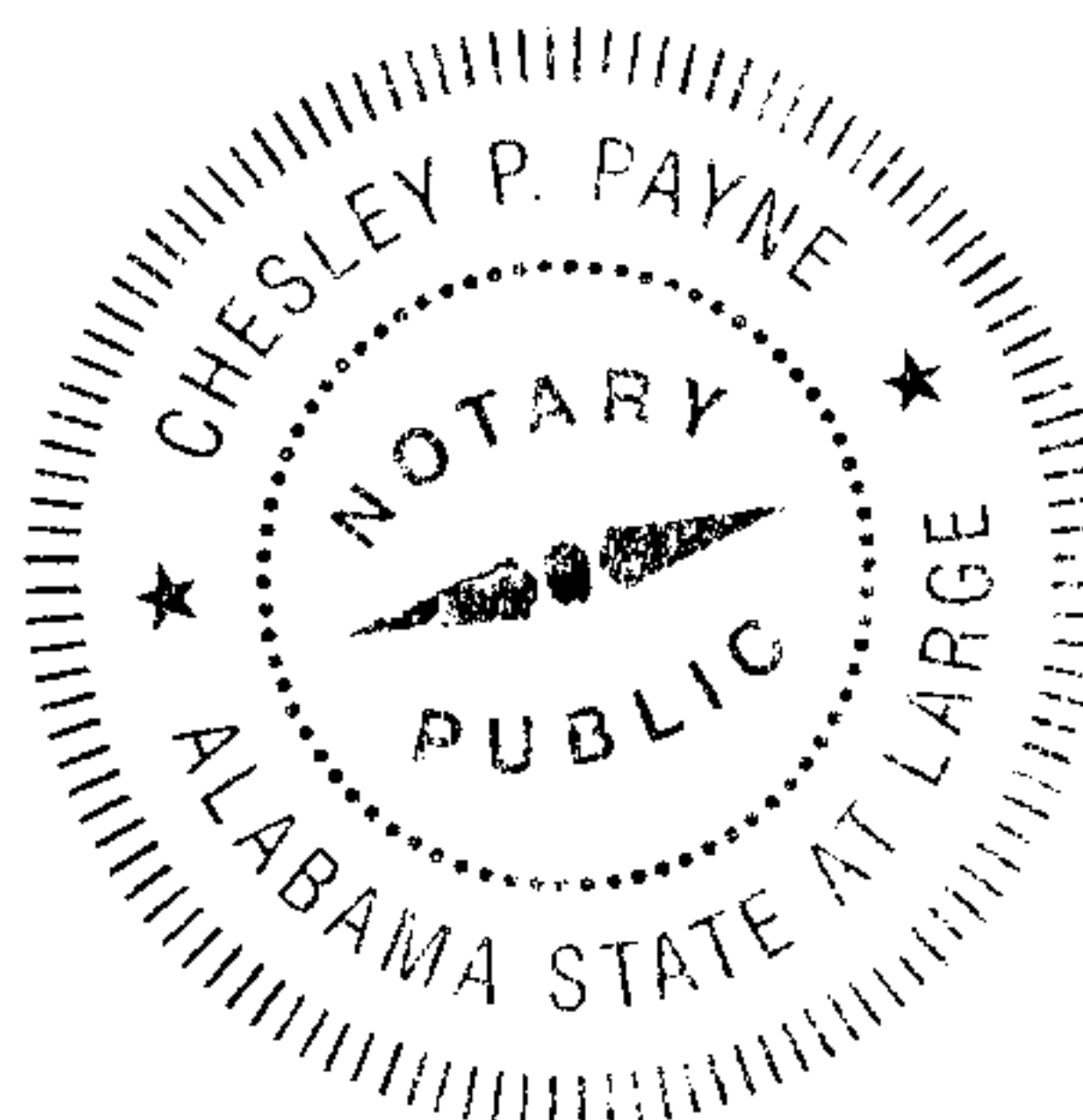


EXHIBIT "A"

**LOT 619, ACCORDING TO THE AMENDED MAP OF HIGHLAND LAKES, 6TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 153 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT # 1994-07111 AND AMENDED IN INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 6TH SECTOR RECORDED AS INSTRUMENT # 1998-12385 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").**

**SITUATED IN SHELBY COUNTY, ALABAMA**

**This being that same property conveyed to DKM Enterprises, Inc. by deed dated 4-18-05 and filed 4-22-05 in Instrument 20050422000193060.**