

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Thomas Wood, Jr. and Jane Wood
1455 Highland Lake Trail
Birmingham, Alabama 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

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)

**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Hundred Twenty Eight Thousand and No/100ths (\$428,000.00) Dollars, and other good and valuable consideration paid to the undersigned **THOMAS L. ROMP and MARTHA JANE ROMP, husband and wife**, (herein referred to as "Grantor"), in hand paid by **THOMAS WOOD, JR. and JANE WOOD, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 358, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124, 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 of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument No. 1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration."

Subject to:

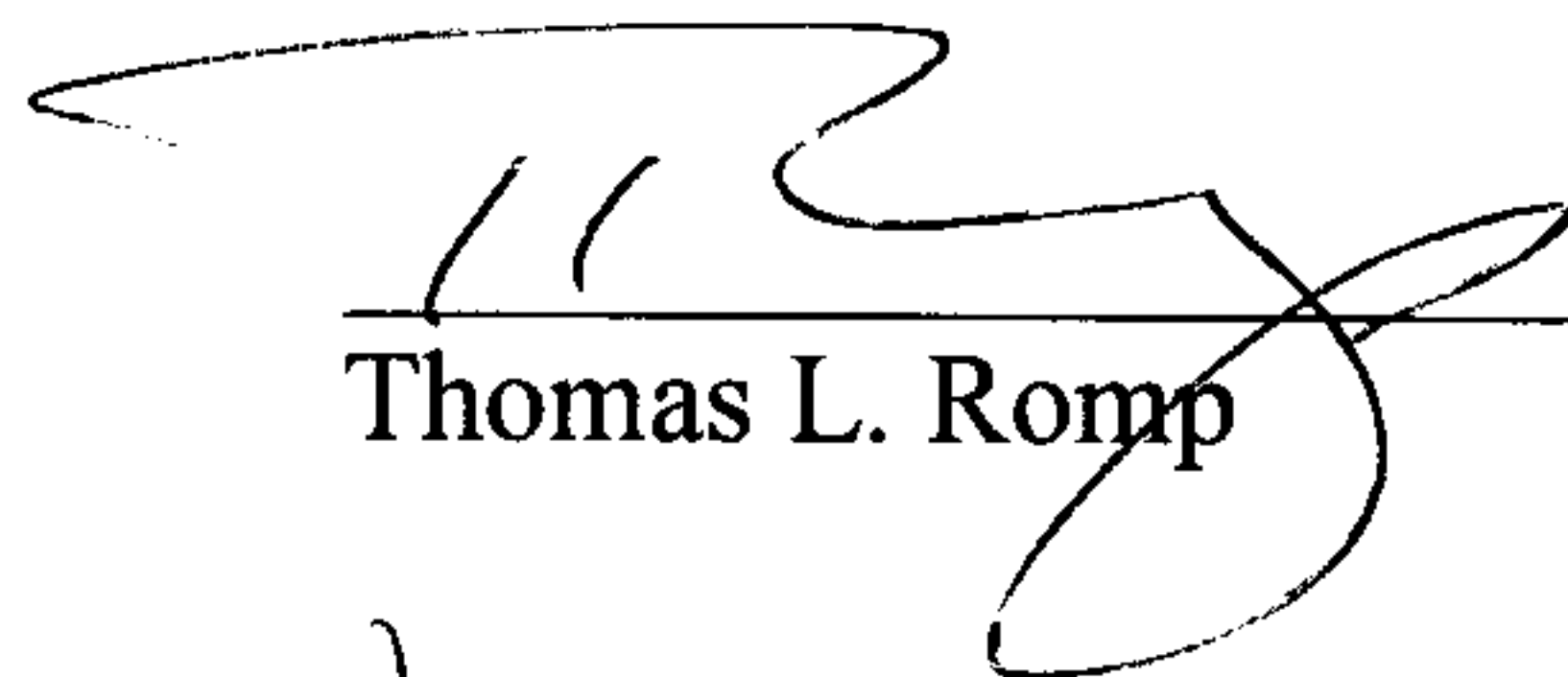
1. Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Public Utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
4. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded as Instrument #9402/3947.
5. Subdivision restrictions shown on recorded plat in Map Book 21, Page 12, provide for construction of single family residences only.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237.
7. Rights of Way granted to Shelby County, Alabama, by instrument(s) recorded in Book 95, Page 503.
8. Rights of riparian owners in and to the use of lake, if any.
9. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, used by others, and maintenance of Lake Property described within Instrument #1993-15705.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993 – 15704.



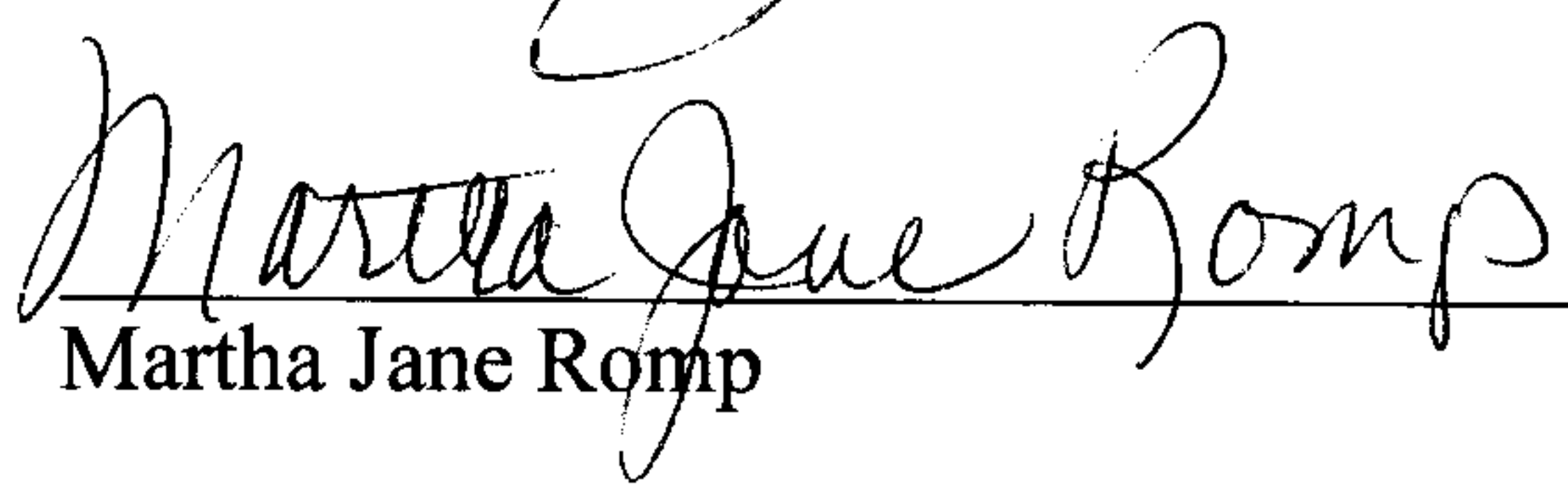
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 22nd day of June, 2010.



Thomas L. Romp



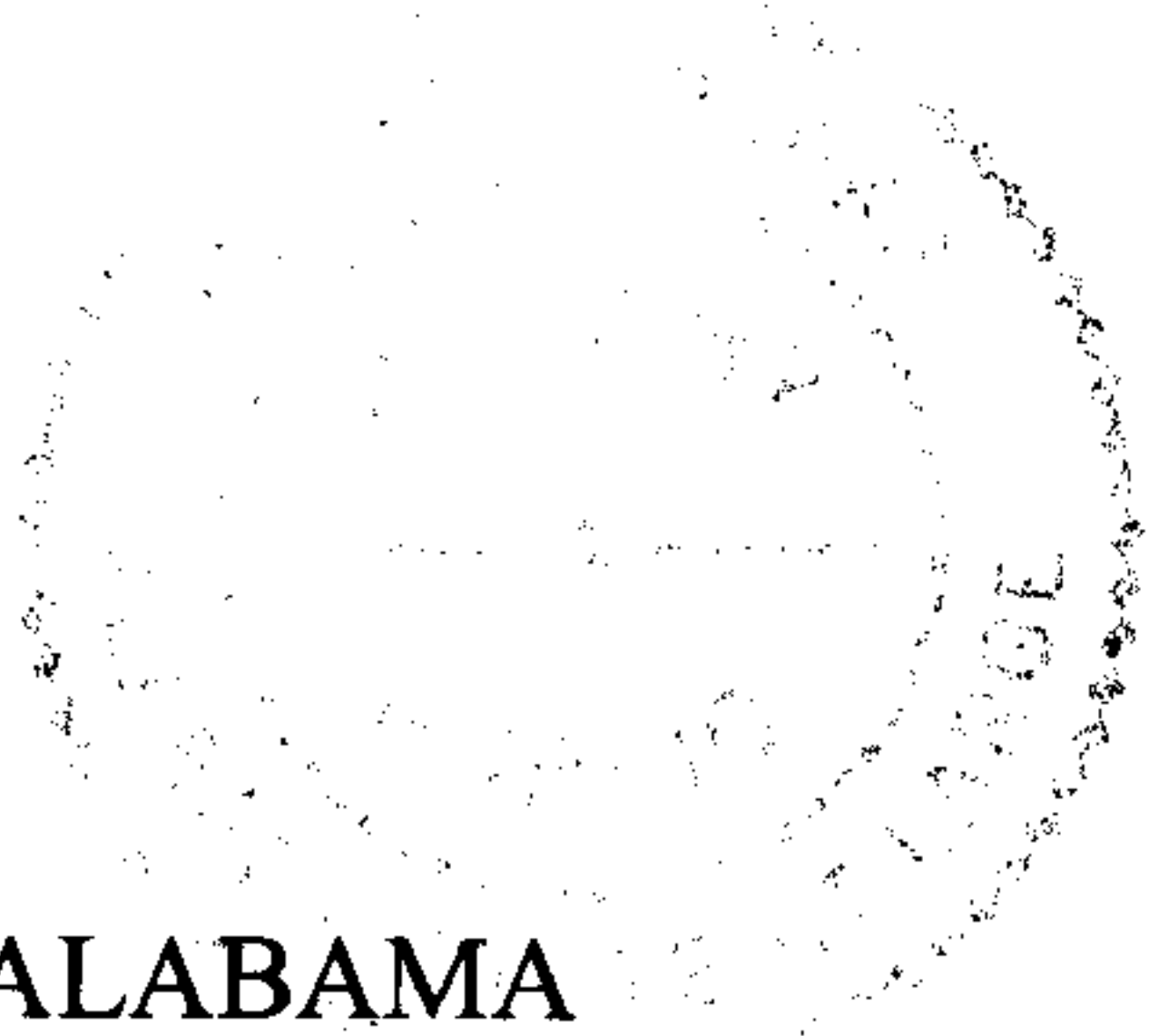
Martha Jane Romp


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Thomas L. Romp, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 22nd day of June, 2010.

(SEAL)






C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Martha Jane Romp, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 22nd day of June, 2010.

(SEAL)



C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011



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Shelby Cnty Judge of Probate, AL
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