

Send tax notice to:
DANIEL R. GRAVES and AMANDA B. GRAVES
3001 NEWBURY CIRCLE
BIRMINGHAM, AL 35242

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Ten Thousand and 00/100 (\$410,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **STAR PROPERTIES, LLC**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **DANIEL R. GRAVES and AMANDA B. GRAVES**, hereinafter referred to as GRANTEE(S), for and 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, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 1019, ACCORDING TO THE MAP OF HIGHLAND LAKES, 10TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT 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, 10TH SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 1999-43196 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

\$368,590.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

THIS DEED IS MADE SUBJECT TO ANY AND ALL OUTSTANDING RIGHTS OF REDEMPTION RESULTING FROM THAT FORECLOSURE SALE DATED JULY 2, 2010 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT NO. 20100712000220740.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 19th day of November, 2010.

STAR PROPERTIES, LLC
BY: 
LEWIS CUMMINGS, MEMBER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that LEWIS CUMMINGS, MEMBER OF STAR PROPERTIES, LLC is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he in his capacity of Member and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, 2010.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2871 ACTON ROAD, SUITE 201
BIRMINGHAM, ALABAMA 35243

