



20110119000018210 1/2 \$41.50
Shelby Cnty Judge of Probate, AL
01/19/2011 08:12:44 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Patrick D. Haygood
Laura S. Haygood
1016 Dunnivant Place
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$300,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Tara H. Motte, as Personal Representative of the Estate of Phyllis F. Hulsey, Probate Case No. PR-2009-00060 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patrick D. Haygood and Laura S. Haygood (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.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$273,760.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 11th day of January, 2011.

James H. Mollo

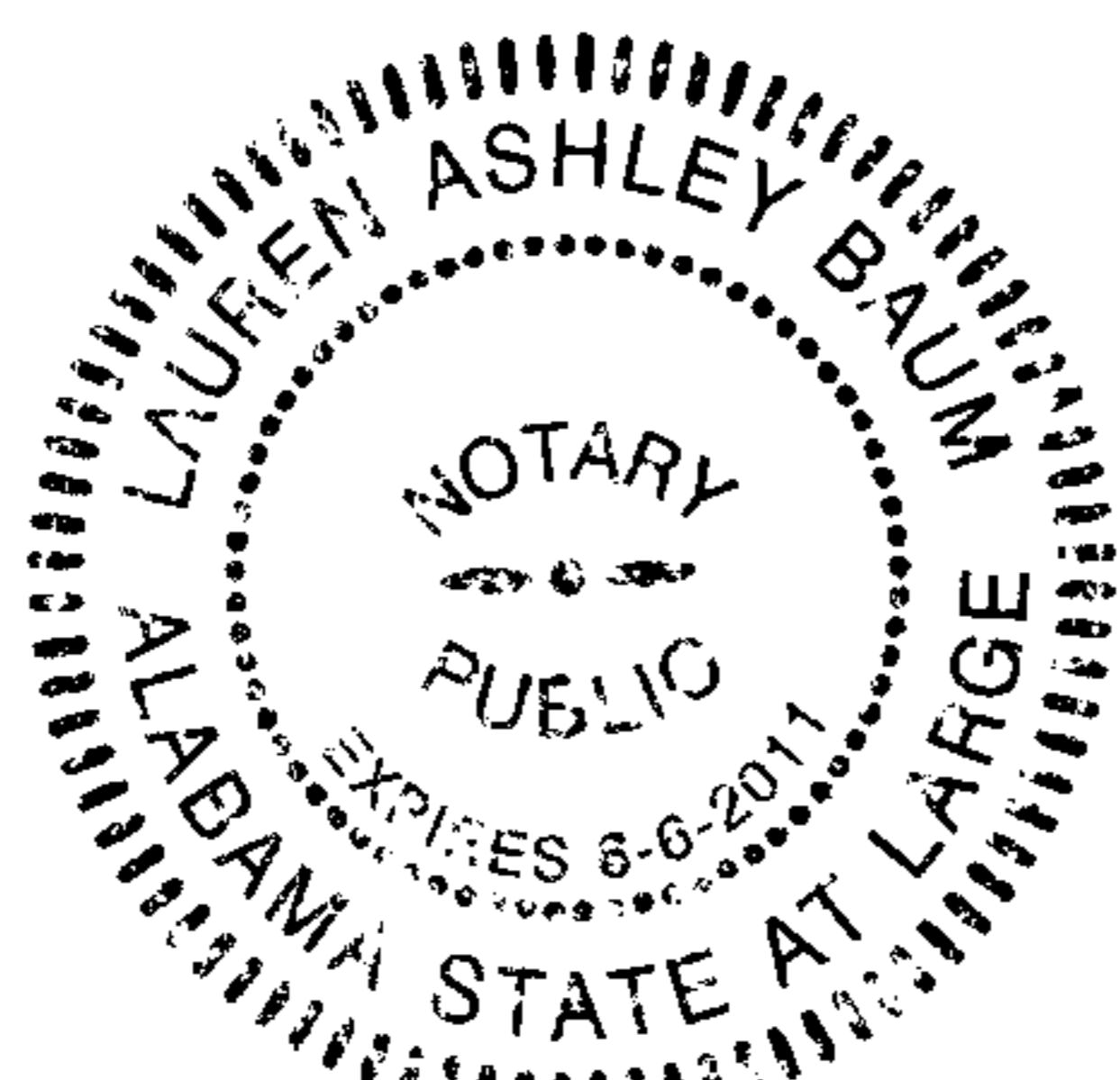
Tara H. Motte, as Personal Representative of the
Estate of Phyllis F. Hulsey

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Tara H. Motte whose name as Personal Representative of the Estate of Phyllis F. Hulsey is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in ?? Enter his if a he and her if a she?? capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of January, 2011.

Notary Public
Commission Expires: 06/06/11



S2009-000678

Shelby County, AL 01/19/2011
State of Alabama
Deed Tax: \$26.50

EXHIBIT "A"
Legal Description

Lot 2552, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, 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 in 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, 25th Sector, Phase I, recorded in Instrument #20050609000280540, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

