

This instrument was prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:
Dwayne A. Bush
1267 Highland Lakes Trail
Birmingham, Alabama 35242



20110202000037570 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/02/2011 03:56:05 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Ten Thousand and No/100 Dollars (\$410,000.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, I/we **Leland F. Brown and Shelly D. Brown, husband and wife**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **Dwayne A. Bush**, herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to:

Ad valorem taxes for current and subsequent years not yet due and payable. Existing covenants and restrictions, easements, building lines, and limitations of record.

For ad valorem tax appraisal purposes only, the address of the property is 1267 Highland Lakes Trail, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and/or assigns, in fee simple.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors, executors and assigns forever, against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 31 day of January, 2011.

Leland F. Brown
by his Attorney in Fact,
Weichert Relocation Resources, Inc.
a corporation

Leland F. Brown
By his Attorney in Fact,
Weichert Relocation Resources, Inc.
a corporation

By: Michael Connolly
Printed Name: Michael Connolly
Authorized Agent or Employee

Shelly D. Brown
by her Attorney in Fact,
Weichert Relocation Resources, Inc.
a corporation

Shelly D. Brown
By her Attorney in Fact,
Weichert Relocation Resources, Inc.
a corporation

By: Michael Connolly
Printed name: Michael Connolly
Authorized Agent or Employee

STATE OF Massachusetts }
COUNTY OF Plymouth }

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Michael Connolly, whose name as Authorized Agent or Employee of Weichert Relocation Resources, Inc., a corporation, Attorney in Fact for **Leland F. Brown**, under that certain Limited Power of Attorney recorded in Instrument No. 20110202000037560, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 31 day of January, 2011.

[Signature]
NOTARY PUBLIC
My commission expires: 07/30/15

STATE OF Massachusetts }
COUNTY OF Plymouth }


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I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Michael Connolly, whose name as Authorized Agent or Employee of Weichert Relocation Resources, Inc., a corporation, Attorney in Fact for **Shelly D. Brown**, under that certain Limited Power of Attorney recorded in Instrument No. 20110202000037560, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 31 day of January, 2011.

[Signature]
NOTARY PUBLIC
My commission expires: 07/30/15

Exhibit "A"
Legal Description

Lot 265, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, Page 150 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 No. 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument No. 1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

