



20110218000057560 1/3 \$282.50
Shelby Cnty Judge of Probate, AL
02/18/2011 12:40:49 PM FILED/CERT

Shelby County, AL 02/18/2011
State of Alabama
Deed Tax: \$264.50

This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
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Clarence, NY 14031

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Fair Market Value \$264,200⁰⁰

STATE OF ALABAMA
COUNTY OF SHELBY

76923761
Record 1st

WARRANTY DEED

THIS INDENTURE made and entered into on this 30TH day of DECEMBER, 2010, by and between **LESLIE R. CONWILL, UNMARRIED** hereinafter referred to as Grantor(s) and **CHRISTIAN H. CORTS AND LESLIE C. CORTS, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 1005 KINGS WAY, BIRMINGHAM, AL 35243**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Dollars and no cents (\$ 1.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 20060329000146770, Recorded: 03/29/2006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.



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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Leslie R. Conwill

LESLIE R. CONWILL

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that LESLIE R. CONWILL, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30TH day of DEC, 2010.

Heaven D. Pate
NOTARY PUBLIC

My commission expires: 08/15/2011

Our File No. ANA201026630

EXHIBIT A

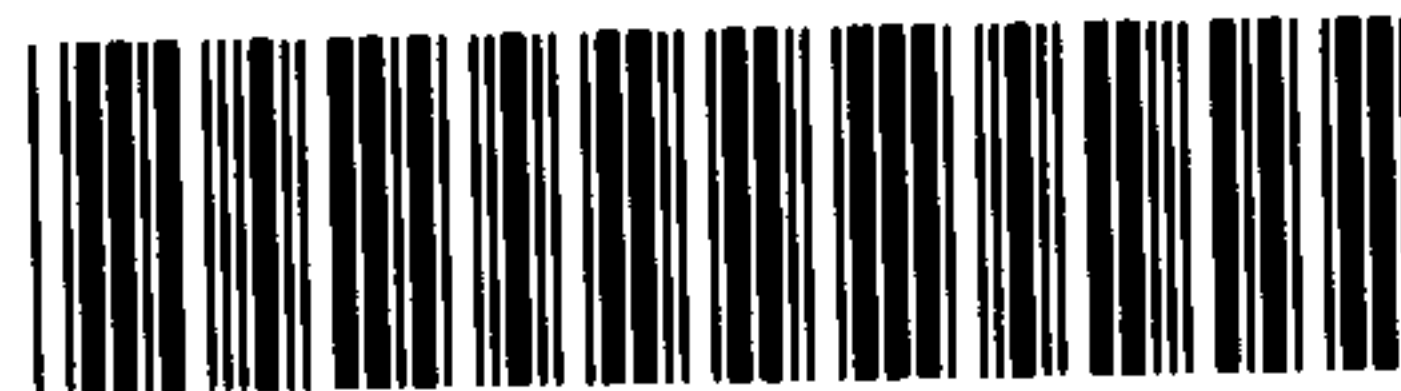
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 2504-A ACCORDING TO THE RE-SURVEY OF LOTS 2501, 2502, 2504 AND COMMON AREA, HIGHLAND LAKES, 25TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 35, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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 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 NO.20050609000280540 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

PROPERTY COMMONLY KNOWN AS: 1005 KINGS WAY, BIRMINGHAM, AL 35243



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