



20110602000162070 1/1 \$99.00  
 Shelby Cnty Judge of Probate, AL  
 06/02/2011 02:44:51 PM FILED/CERT

Send tax notice to:

**BARRY VERNON O'BRIEN and LORI JO O'BRIEN**  
**1031 PARKWOOD ROAD**  
**BIRMINGHAM, AL 35242**

Shelby County, AL 06/02/2011  
 State of Alabama  
 Deed Tax: \$87.00

**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 Thirty-Five Thousand and 00/100 (\$435,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **JAMES K. HANNA and JULIANNE M. HANNA, HUSBAND AND WIFE**, (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 **BARRY VERNON O'BRIEN and LORI JO O'BRIEN**, 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 2843, ACCORDING TO THE MAP OF HIGHLAND LAKES, 28TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 30, IN THE OFFICE OF THE JUDGE OF PROBATE 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 EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT NO. 19994-7111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED IN 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, 28TH SECTOR, RECORDED IN INSTRUMENT NO. 20041109000615190, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION")**



**\$348,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

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 26th day of May, 2011.

  
 JAMES K. HANNA  
  
 JULIANNE M. HANNA

STATE OF ALABAMA  
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JAMES K. HANNA and JULIANNE M. HANNA 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2011.

  
 NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
 THE SNODDY LAW FIRM, LLC  
 2106 DEVEREUX CIRCLE, SUITE 150  
 BIRMINGHAM, ALABAMA 35243

