

This instrument was prepared by:  
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Birmingham, AL 35223

08/08/2011 08:12:03 AM FILED/GER  
Send Tax Notice To:  
Juan A. Lerdo de Tejada and Melissa Lerdo de Tejada  
~~XXXXababXXLakeXXXX~~ 1288 Highland Lakes Trail  
~~XXXXX3508XX~~ Birmingham, AL 35242

# STATE OF ALABAMA

)

# COUNTY OF SHELBY

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# JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Forty Thousand** and **00/100 (\$440,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J. Mitchell Grant, and wife, Sherry H. Grant**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEEES** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEEES**, **Juan A. Lerdo de Tejada and Melissa Lerdo de Tejada**, (hereinafter referred to as **GRANTEEES**), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 243, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, 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 #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, 2nd Sector, recorded as Instrument #1996-10928 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20th day of May, 2011.

~~J. Mitchell Grant~~

# COUNTY OF JEFFERSON

Sherry H. Grant

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Mitchell Grant, and wife, Sherry H. Grant, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of May, 2011.

**NOTARY PUBLIC**  
My Commission Expires: 6/5/2011

Shelby County, AL 06/06/2011  
State of Alabama  
Deed Tax: \$440.00