



20110801000222770 1/2 \$94.00  
Shelby Cnty Judge of Probate, AL  
08/01/2011 03:05:02 PM FILED/CERT

This instrument prepared by:  
Mark E. Gualano, Attorney  
The Plaza Building  
2112 11<sup>th</sup> Avenue South  
Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Fletcher C. Little, III  
Lisa W. Little  
170 Salisbury Lane  
Birmingham, AL 35242

Shelby County, AL 08/01/2011  
State of Alabama  
Deed Tax: \$79.00

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY )

That in consideration of **Three Hundred Ninety Five Thousand and no/100 Dollars (\$395,000.00)** to the undersigned Grantor(s), **Carolyn O. Best and Bruce H. Best, Wife and Husband**, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto **Fletcher C. Little, III and Lisa W. Little**, (herein referred to as Grantees ) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2143, according to the Map of Highland Lakes, 21<sup>st</sup> Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with non-exclusive 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 in Instrument #1994-07111, amended in Instrument #1996-17543 and 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, 21<sup>st</sup> Sector, Phase I & II, recorded as Instrument #20020716000332740, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

Subject to:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, conditions and reservations of record, if any.

\$316,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.



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TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 29th day of July, 2011.

Carolyn O. Best  
Carolyn O. Best

Bruce H. Best  
Bruce H. Best

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Carolyn O. Best and Bruce H. Best, Wife and Husband**, whose name 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 on this the 29<sup>th</sup> day of July, 2011

NOTARY PUBLIC, MARK E. GUALANO  
(NOTARIAL SEAL)

My Commission Expires: 7/28/13