

20110909000267230 1/3 \$418.00  
Shelby Cnty Judge of Probate, AL  
09/09/2011 12:39:47 PM FILED/CERT

Shelby County, AL 09/09/2011  
State of Alabama  
Deed Tax:\$400.00

FRS File No.: 676398

Customer File No.: SF110932

**WARRANTY DEED**

THE STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Thousand and No/100-----(\$400,000.00)----- DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Tammy L. Higa-Seaver and Jason W. Seaver, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Richard D. Williams and Tammy E. Williams

of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit A for legal description of the property which is incorporated herein for all purposes.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

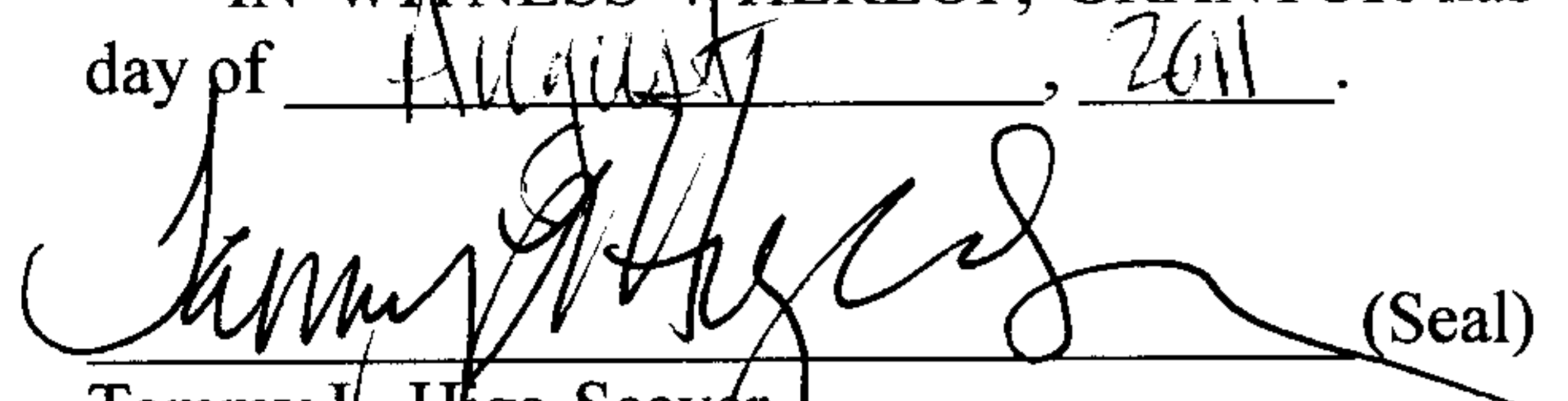
Subject to: current taxes, easements and restrictions of record.

For ad valorem tax appraisal purposes only, the address of the property is 1037 Parkwood Road, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 2nd day of August, 2011.

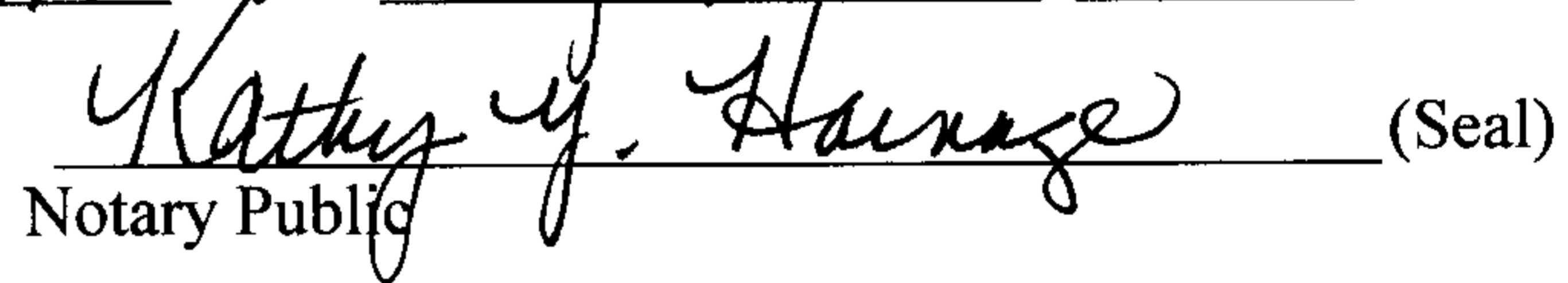
  
\_\_\_\_\_  
Tammy L. Higa-Seaver (Seal)

  
\_\_\_\_\_  
Jason W. Seaver (Seal)

THE STATE OF Alabama  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tammy L. Higa-Seaver, a married woman, (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, She executed the same voluntarily on the day the same bears date.

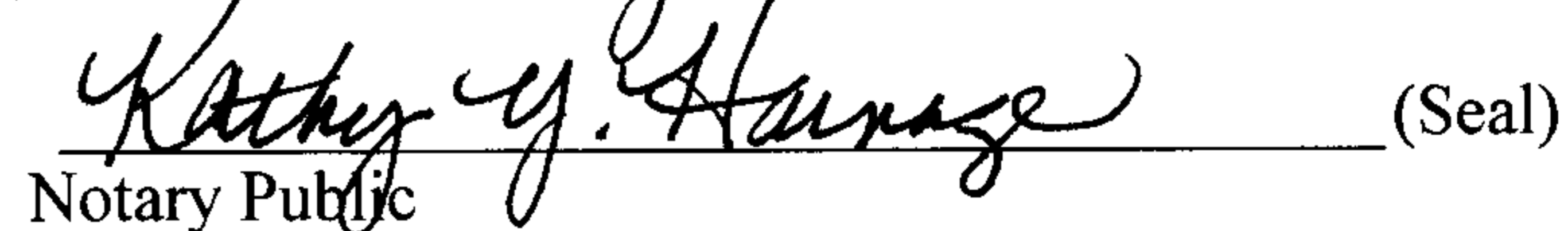
GIVEN under my hand and seal this the 2nd day of August, 2011.

  
\_\_\_\_\_  
Notary Public (Seal)  
02-26-2015  
My Commission Expires

THE STATE OF Alabama  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jason W. Seaver, a married man, (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 2nd day of August, 2011.

  
\_\_\_\_\_  
Notary Public (Seal)  
02-26-2015  
My Commission Expires



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## **EXHIBIT A**

Lot 2844A, according to a Resurvey of Lots 2844 and 2845, Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 36, page 118, 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 and amended in Instrument No. 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, 28th Sector, recorded as Instrument #20041109000615190 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").