


This instrument is prepared by:
John H. Henson
4647-E US Hwy 280
Birmingham, AL 35242

SEND TAX NOTICE TO:
Carlos M. Jimenez and Karina A. Barone
1115 Kingswood Road


20111010000300000 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
10/10/2011 10:44:59 AM FILED/CERT

Shelby County, AL 10/10/2011
State of Alabama
Deed Tax:\$19.00

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Marc L Motter and Carol A Motter, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Carlos M. Jimenez and Karina A. Barone (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

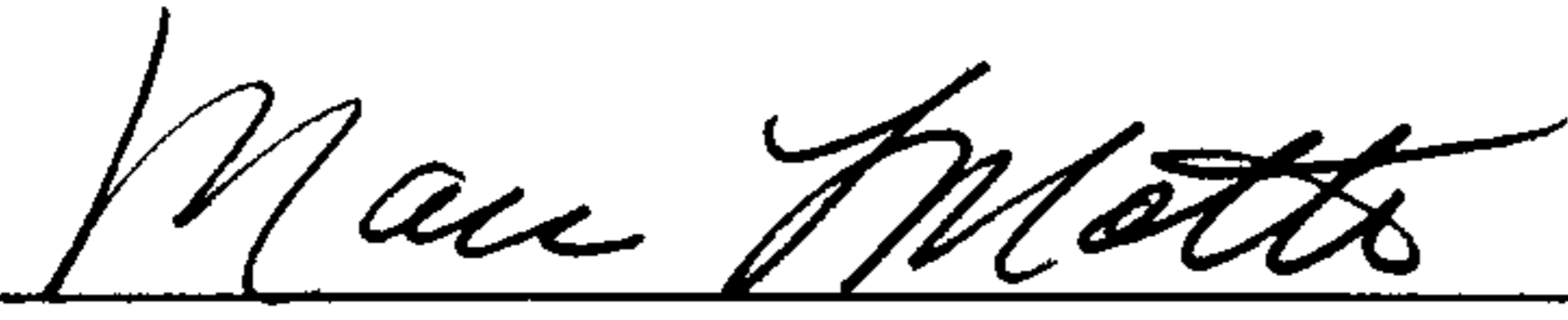
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Fifty-Six Thousand Two Hundred Fifty And No/100 Dollars (\$356,250.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

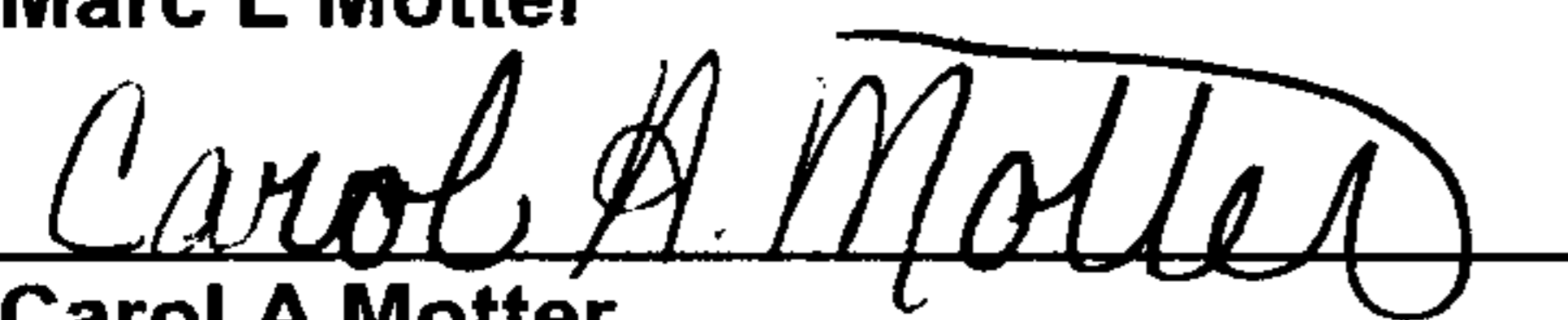
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 6, 2011.



Marc L Motter

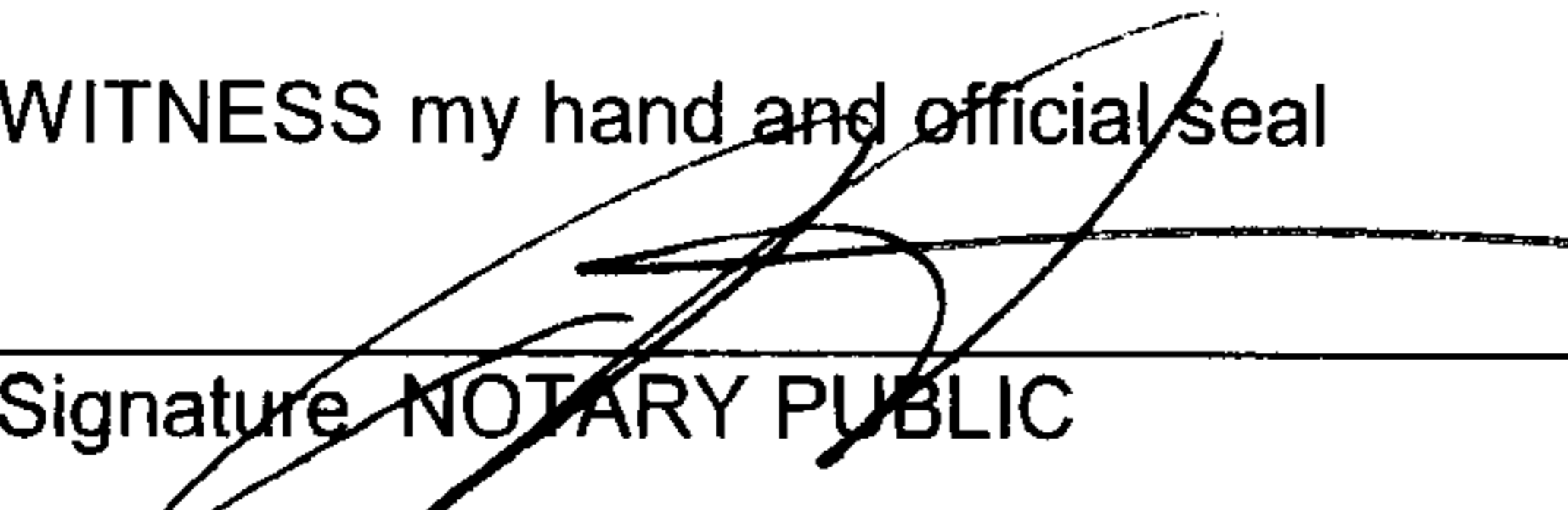


Carol A Motter

STATE OF ALABAMA)
COUNTY OF SHELBY)

On October 6, 2011, before me the undersigned Notary Public, in and for said County and State, personally appeared, Marc L. Motter and Carol A. Motter, personally known to me to be the person whose name is subscribed to the above and foregoing conveyance and acknowledged to me that, being informed of the contents thereof, they executed the same voluntarily on the date same bears date.

WITNESS my hand and official seal



Signature NOTARY PUBLIC

My commission expires: _____





EXHIBIT "A"


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Lot 1050, according to the Survey of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 27, 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 #1997-07111, and amended in Instrument #1996-17543 and 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, 10th Sector, recorded in Instrument #1999-43196, in the Probate Office of Shelby County, Alabama.