

**This Instrument Prepared By:**  
C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**  
Greg M. Sanders and Sharon M. Sanders  
1008 Hastings Circle  
Birmingham, Alabama 35242

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **THREE HUNDRED SEVENTY THOUSAND AND NO/100 (\$370,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **THE OWENS FAMILY TRUST DATED MAY 27, 2004, BY WILLIAM R. OWENS AND PEGGY A.M. OWENS, AS TRUSTEES OF THE OWENS FAMILY TRUST DATED MAY 27, 2004**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **GREG M. SANDERS and SHARON M. SANDERS**, husband and wife, (herein referred to as "Grantees"), 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, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 1230, according to the Map of Highland Lakes, 12<sup>th</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 137, 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, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12<sup>th</sup> Sector, Phase I, as recorded in Instrument #2000-20771, in the Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Instrument #1994-07111; amended in Instrument #1996-17543, and Instrument #2000-20441

**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 Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and

administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of November 30, 2011.

**GRANTORS:**

**THE OWENS FAMILY TRUST DATED MAY 27, 2004, BY WILLIAM R. OWENS AND PEGGY A.M. OWENS, AS TRUSTEES OF THE OWENS FAMILY TRUST DATED MAY 27, 2004**



By: William R. Owens, as Trustee




By: Peggy A.M. Owens, as Trustee

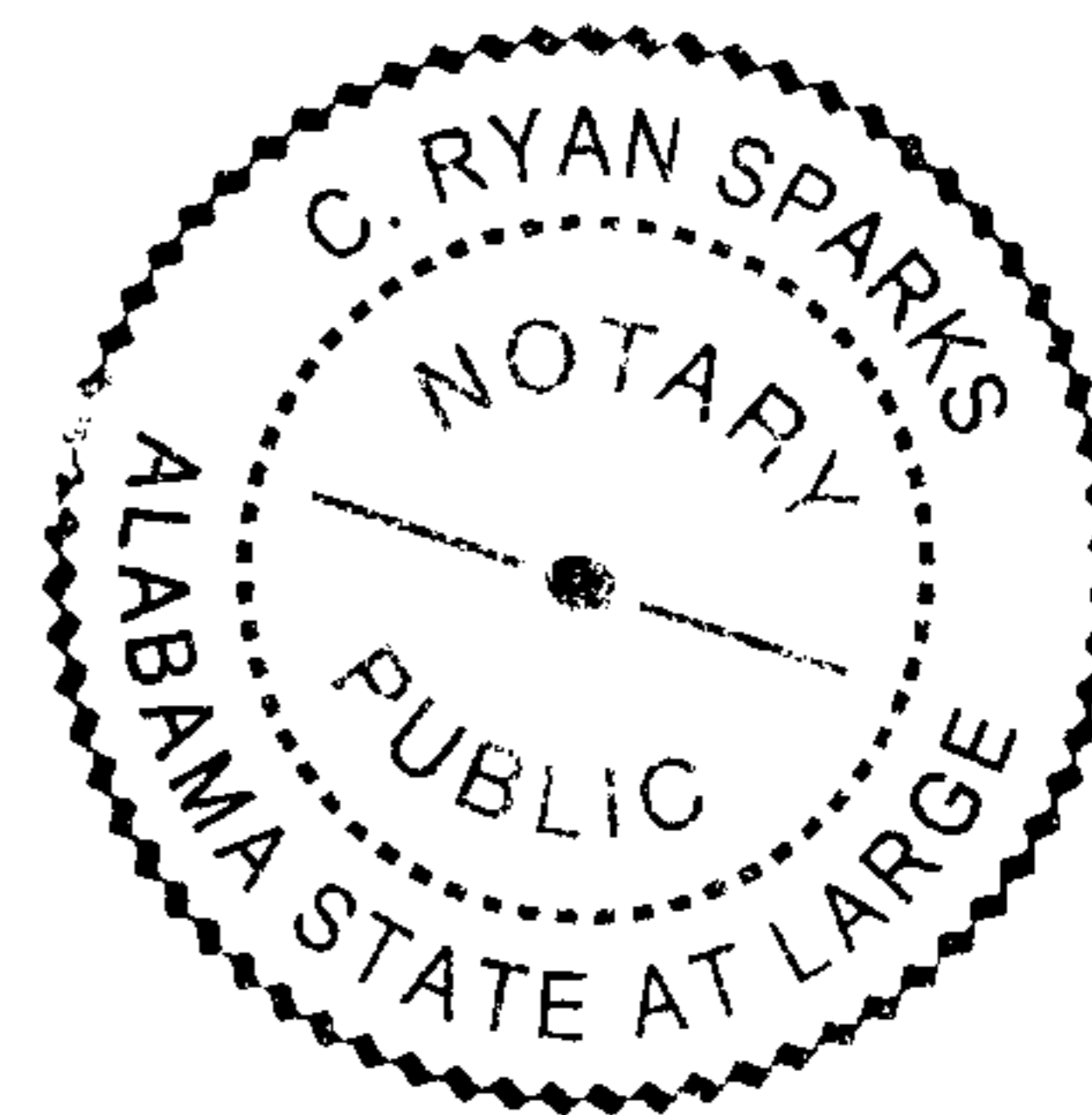
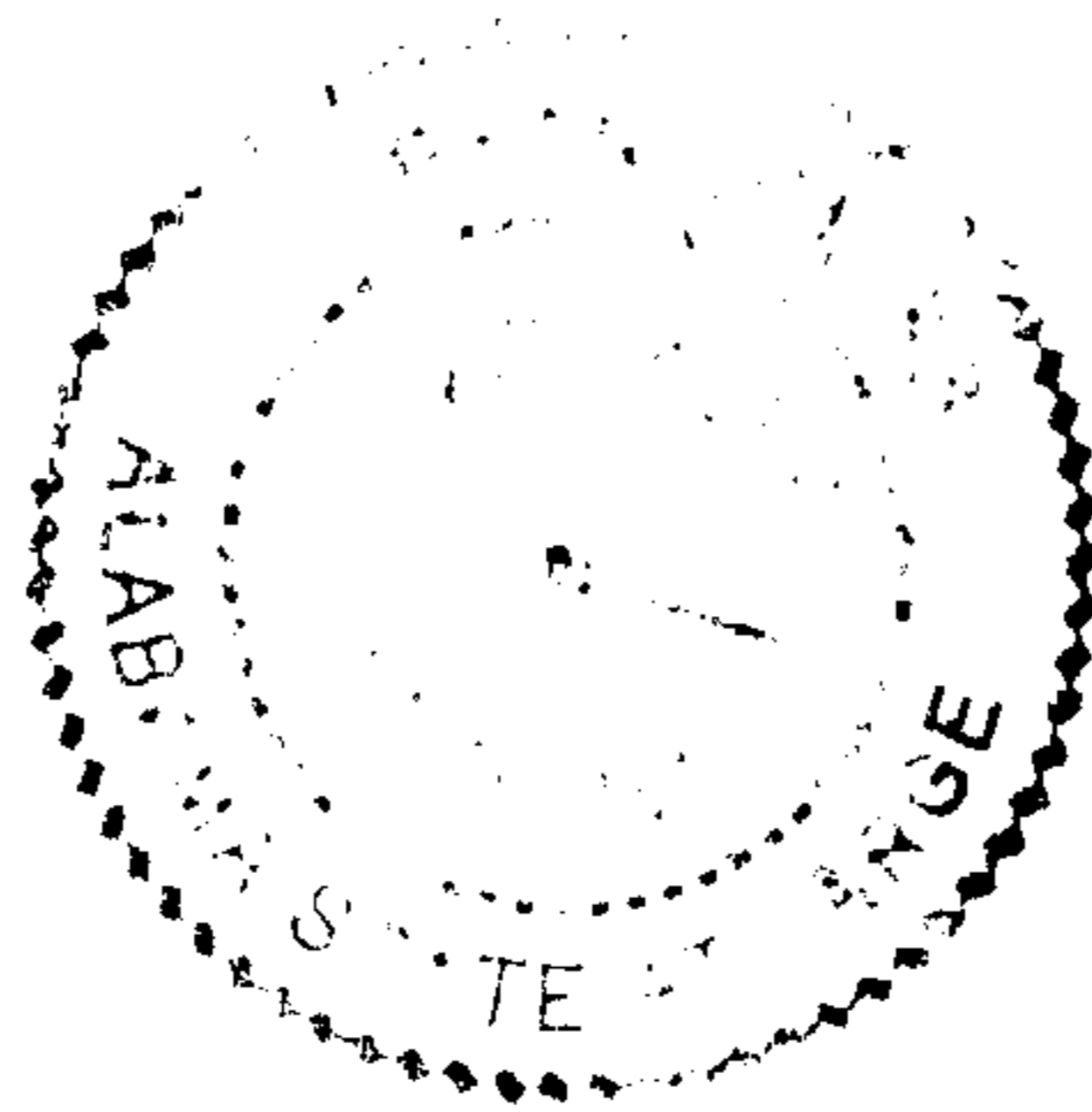
**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that the Owens Family Trust dated May 27, 2004, by and through William R. Owens and Peggy A.M. Owens, as Trustees of the Owens Family Trust dated May 27, 2004, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily, individually and as Trustees, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of November 30, 2011.

  
C. Ryan Sparks, Notary Public

[Affix Seal Here]



  
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Shelby Cnty Judge of Probate, AL  
12/08/2011 09:37:07 AM FILED/CERT