


This instrument prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
John K Salmon  
112 Swan Lake Circle  
Birmingham, AL 35242

  
20111214000378300 1/2 \$134.00  
Shelby Cnty Judge of Probate, AL  
12/14/2011 12:14:18 PM FILED/CERT

Shelby County, AL 12/14/2011  
State of Alabama  
Deed Tax:\$119.00

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Seventy-Nine Thousand And No/100 Dollars (\$479,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Elizabeth P Arnau, an Unmarried Woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John K Salmon (hereinafter grantee, whether one or more), 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 Sixty Thousand And No/100 Dollars (\$360,000.00) 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 30, 2011.

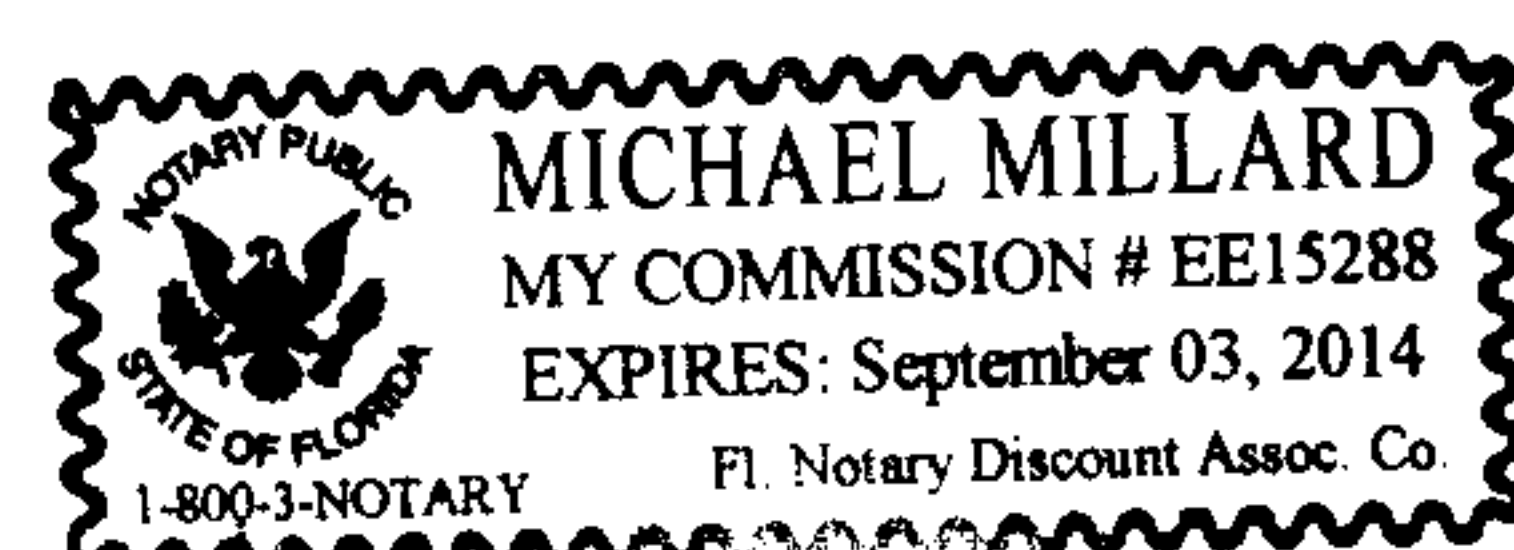
  
Elizabeth P Arnau

STATE OF FLORIDA )  
ST. JOHN COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth P Arnau whose name(s) 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 29 day of November, 2011.

  
Notary Public  
Commission Expires:





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## **EXHIBIT "A"**

**Lot 159, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D E, F & G, 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 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, 1st Sector, recorded as Instrument #1994-07112, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**