

**This instrument is prepared by:**

David F. Ovson  
2008 Cahaba Road  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**

Nicholas S. Laird  
Christy V. Laird  
1109 Regent Park Drive  
Birmingham, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

)  
)  
)

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Sixty Nine Thousand Nine Hundred And No/100 Dollars (\$269,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I, William A. Robertson and Kristine Lynn Robertson, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nicholas S. Laird and Christy V. Laird (hereinafter Grantees), as joint tenants with rights of survivorship, all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 54, according to the Survey of Village at Highland Lakes Regent Park Neighborhood, Phase Six, as recorded in Map Book 42, Page 60, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in instrument #20060421000186650 in the Probate Office of Shelby County, Alabama,, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument 2007022300084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Two Hundred Sixty Thousand Seven Hundred Sixty Three and No/100 Dollars (\$260,763.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**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 and License Agreement dated December 16, 2013 to be recorded.

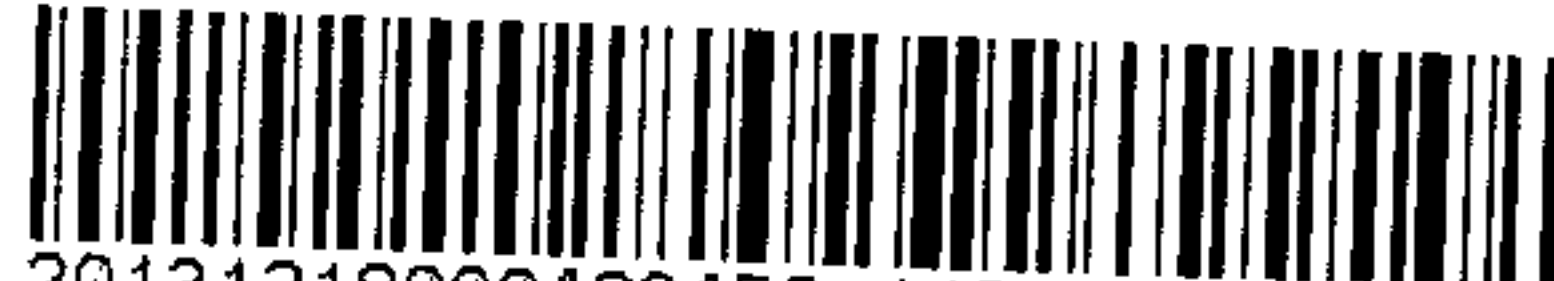
**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the 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 December 16, 2013.

  
William A. Robertson

  
Kristine Lynn Robertson

  
20131218000483450 1/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
12/18/2013 11:57:47 AM FILED/CERT

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said state and county, hereby certify that William A. Robertson and Kristine Lynn Robertson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>TH</sup> day of December, 2013.

  
Notary Public

My Commission Expires:

Shelby County, AL 12/18/2013  
State of Alabama  
Deed Tax: \$9.50



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William A. Robertson and Kristine Lynn Robertson	Grantee's Name	Nicholas S. Laird and Christy V. Laird
Mailing Address	1109 Regent Park Drive Birmingham, AL 35242	Mailing Address	526 Summit Place Birmingham, AL 35242
Property Address	1109 Regent Park Drive Birmingham, AL 35242	Date of Sale	December 16, 2013
		Total Purchase Price	\$269,900.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - William A. Robertson and Kristine Lynn Robertson, 1109 Regent Park Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Nicholas S. Laird and Christy V. Laird, 526 Summit Place, Birmingham, AL 35242.

Property address - 1109 Regent Park Drive, Birmingham, AL 35242

Date of Sale - December 16, 2013.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: December 16, 2013

Sign  \_\_\_\_\_  
Agent

