

**20150618000205330**

**06/18/2015 03:24:30 PM**

**DEEDS 1/2**

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr.,  
LLC

3500 Colonnade Parkway, Suite 350

Birmingham, AL 35243

Phone (205) 443-9027

Send Tax Notice To:

Southmark Homes, Inc.

P.O. Box 382226

Birmingham, AL 35238

# Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of \$140,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Carol Robichaud Haley, a married woman, this property does not constitute the homestead of the grantor or her spouse, whose mailing address is

208 Highland View Dr., Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Southmark Homes, Inc, f/k/a James Woods Development, Inc., whose mailing address is \_\_\_\_\_

P.O. Box 382226 Birmingham, AL 35238 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is Lot 8 and 9 Village at Highland Lakes, Birmingham, AL 35244; to-wit:

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

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Carol Robichaud Haley, a married woman, this property does not constitute the homestead of the grantor or her spouse has/have hereunto set his/her/their hand(s) and seal(s) , this 16th day of June, 2015.

Carol Robichaud Haley  
Carol Robichaud Haley

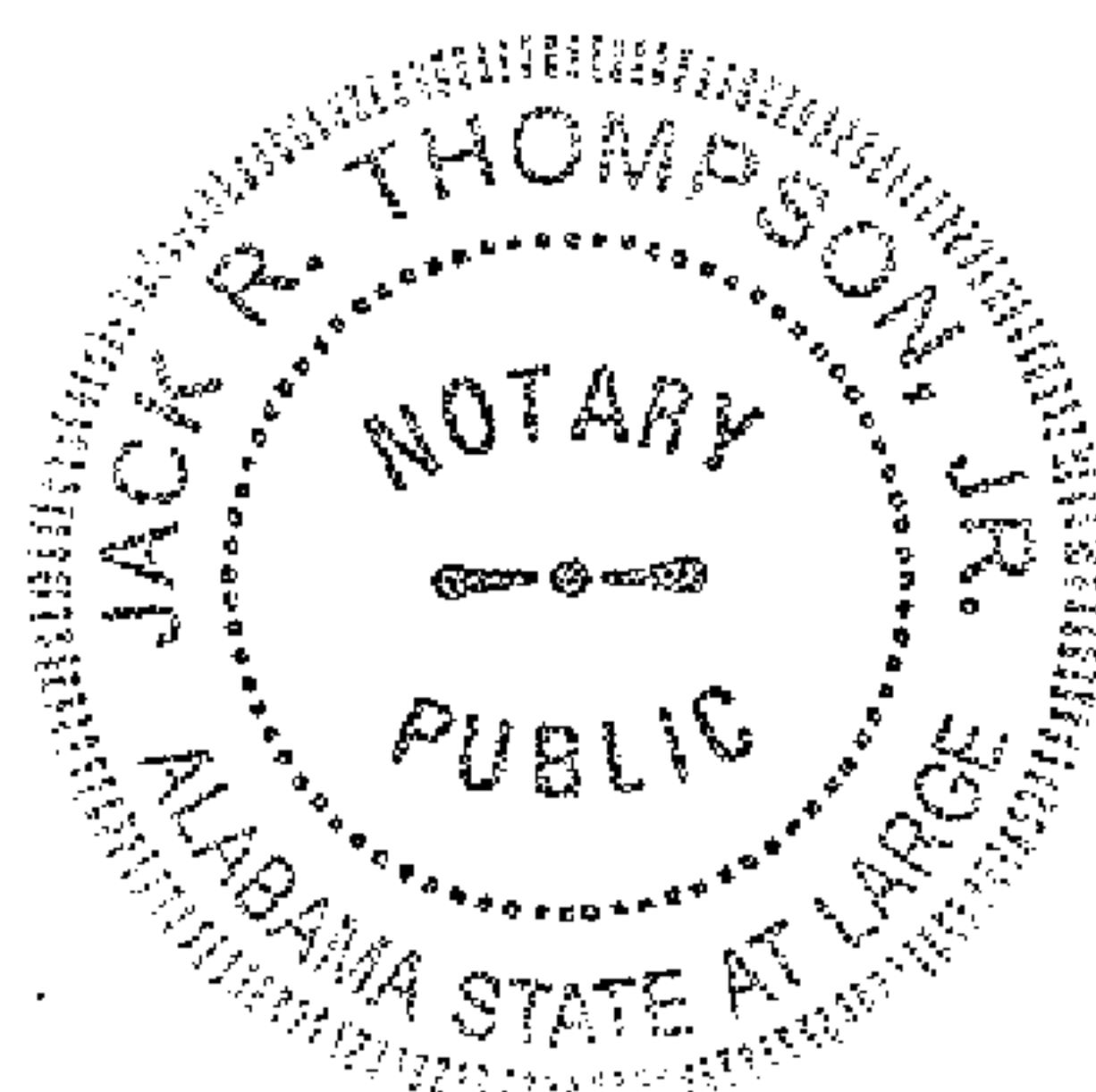
State of Alabama  
Shelby County

I, \_\_\_\_\_, a notary for said County and in said State, hereby certify that Carol Robichaud Haley, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 16th day of June, 2015.

Notary Public

Commission Expires: 10/31/2016



S15-1752HUD

EXHIBIT "A"  
Legal Description

Lots 8 & 9, according to the 2nd Amendment to the Amended Map of a Single Family Residential Subdivision, The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as 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, Sector One, recorded as Instrument #20060421000186670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/18/2015 03:24:30 PM  
\$157.00 DEBBIE  
20150618000205330

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.