

This instrument was prepared by:
Guy D. Chappell III
GUY D. CHAPPELL III, P.C.
3430 Independence Drive, Suite 140
Birmingham, AL 35209

Send Tax Notice To:

Debra Stover
341 Creekside Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN THOUSAND DOLLARS (\$10,000.00) and other good and valuable consideration paid to **RUTH REEVES**, the undersigned grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **RUTH REEVES** (herein referred to as "*Grantor*" whether one or more), does hereby grant, bargain, sell and convey unto **DEBRA STOVER** (herein referred to as "*Grantee*", whether one or more), certain property in which **RUTH REEVES** owned a 45% (forty-five percent) interest as a tenant in common and **DEBRA STOVER** has paid \$90,500 for the ownership of that interest and **DEBRA STOVER**, previously owned a 55% (fifty-five percent) interest as a tenant in common, valued at \$110,000, of the following described real estate and now **DEBRA STOVER** owns title to the entire property in fee simple said property situated in Shelby County, Alabama, to-wit:

Lot 152, according to the Final Subdivision Plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36 Page 55, in the Probate Office of Shelby County, Alabama (the "Property").


Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Lakes Declaration of Covenants, Conditions, and Restrictions, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20050425000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to: (1) Ad Valorem Taxes due and payable October 1, 2010 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 36 page 55 and Instrument No. 20050425000199570 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines, and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants, and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives, releases and forever discharges Grantor, and each of Grantors successors and assigns, from any and all liability claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property, or to Grantee or any owner, occupants, or other person(s) who enters upon any portion of the Property as a result of or arising out of any past, present, or future soil, surface and/or subsurface

Shelby County, AL 10/13/2010

State of Alabama
Deed Tax : \$90.50


20101013000340110 1/2 \$105.50
Shelby Cnty Judge of Probate, AL
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conditions, known or unknown, (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property.

This Deed is prepared at the request of the Grantor and Grantee without the benefit of title examination or survey.

TO HAVE AND TO HOLD unto the grantee and the heirs and assigns of the grantee forever.

And **RUTH REEVES and DEBRA STOVER** do for themselves and for their heirs, executors, and administrators covenant with the Grantee and the Grantee's heirs and assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the Grantee and the Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **RUTH REEVES and DEBRA STOVER** has hereunto set their hand and seal, this 8th day of October, 2010.

Ruth Reeves (SEAL)
RUTH REEVES

Debra Stover (SEAL)
DEBRA STOVER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RUTH REEVES** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2010.

Myra D. Apple
Notary Public
my commission expires 10-12-2013

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DEBRA STOVER** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2010.

Myra D. Apple
Notary Public
my commission expires 10-12-2013



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