



Send tax notice to:
ANTHONY L. TROPEANO
199 STONEGATE DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2012241

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) in hand paid to the undersigned, BOSTON GARDEN ADVISORS, LLC (hereinafter referred to as "Grantor") by ANTHONY L. TROPEANO and K. DANIELLE TROPEANO (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF STONEGATE REALTY - PHASE ONE, AS RECORDED IN MAP BOOK 29, PAGE 4A AND 4B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY IS VACANT LAND.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY.
8. AGREEMENTS AS RECORDED IN INST. NO. 1993-8112 (APPLIES ONLY TO THAT PART OF LAND LYING WITHIN 100 FEET OF THE WATER'S EDGE OF EACH OF THE TWO LAKES ON THE LAND).
9. TERMS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT RECORDED IN INST. NO 1993-8110.
10. EASEMENT AND USE RESTRICTIONS AGREEMENT AS RECORDED IN INST. NO. 2001-02969.
11. OPTION AGREEMENT AS RECORDED IN INST. NO. 2001-02970.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT PER RECORDED PLAT.

13. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND TRANSMISSION LINE TO ALABAMA POWER COMPANY.
14. RIGHTS OF OTHERS TO USE OF LAKE.
15. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
16. EASEMENT TO ALABAMA POWER COMPANY.
17. EASEMENT TO ALABAMA POWER COMPANY.
18. 30 FOOT STORM AND TRAIL EASEMENT.
19. NONEXCLUSIVE EASEMENT TO USE THE DEVELOPMENT ROADS.

\$ 93,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

IN WITNESS WHEREOF, the said Grantor, BOSTON GARDEN ADVISORS, LLC, by WILLIAM L. McMAHON, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of May, 2012.

BOSTON GARDEN ADVISORS, LLC





BY: WILLIAM L. McMAHON
ITS: MANAGING MEMBER

COMMONWEALTH
STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. McMAHON, whose name as MANAGING MEMBER of BOSTON GARDEN ADVISORS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of May, 2012.


Notary Public
Print Name: Kimberlee A. Holliday
Commission Expires: 1/18/2019


20120622000220190 2/2 \$46.50
Shelby Cnty Judge of Probate, AL
06/22/2012 11:10:09 AM FILED/GERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$31.50

