

Send tax notice to:

CUNG CAPITAL ADVISORS, LLC
130 BROOK HIGHLAND COVE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014243

WARRANTY DEED

20140612000178430 1/3 \$176.00
Shelby Cnty Judge of Probate, AL
06/12/2014 02:45:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand and 00/100 Dollars (\$156,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JIMMY FILLER and CAROL FILLER, HUSBAND AND WIFE **whose mailing address is:**

2964 Shook Hill Parkway, Birmingham, AL 35223-2620
(hereinafter referred to as "Grantors") by CUNG CAPITAL ADVISORS, LLC **whose mailing address is: 130 BROOKHIGHLAND COVE BIRMINGHAM, AL 35242**

(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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF THE VILLAGE OF
BROOKHIGHLAND AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

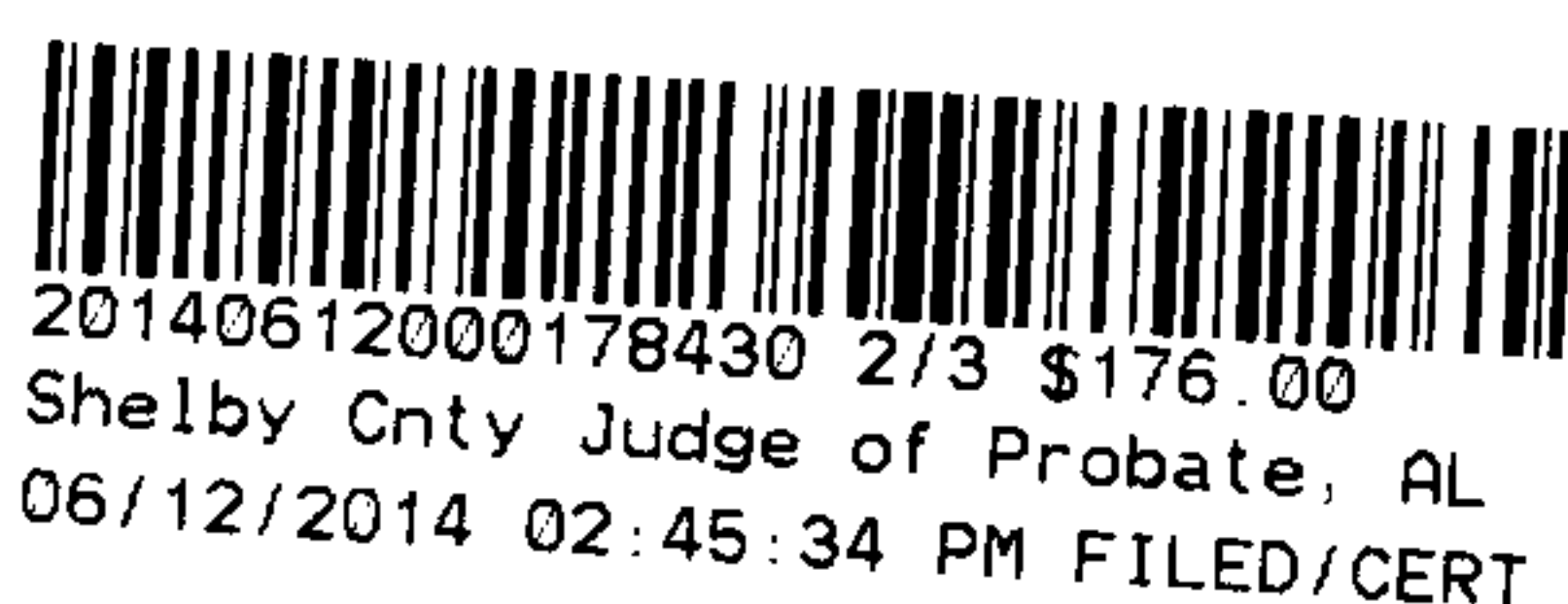
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. EASEMENT(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 24, PAGE 93, SHOWS THE FOLLOWING RESERVATION: SINKHOLE PRONE AREAS - THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDELAINE BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 220, PAGE 521; REAL 220, PAGE 532 AND INSTRUMENT 2000-23203, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RECIPROCAL EASEMENT AGREEMENT WITH AMSOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEE RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES RECORDED IN REAL 125, PAGE 249, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN

- REAL 307, PAGE 950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY" WHICH PROVIDES AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE "WATERSHED MAINTENACE AREAS", ETC OF THE DEVELOPMENT, ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS AS RECORDED IN REAL 194, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUTNY, ALABAMA.
 9. DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK, NA AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES AS SET OUT IN REAL 125, PAGE 238, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 10. EASEMENT FOR SANITARY SEWER INES AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM RECORDED IN REAL 194, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 11. A DEED AND BILL OF SALE TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN REAL 194, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 12. RESTRICTIVE AGREEMENT AND PROTECTIVE COVENANTS, INCLUDING RESTRICTIVE USE OF PROPERTY AS SET OUT IN INSTRUMENT 1992-14567, REAL 308, PAGE 1, INSTRUMENT 1993-32511 AND REAL 220, PAGE 339, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 13. RECIPROCAL EASEMENT AGREEMENT WITH, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BETTY AND DOUGLAS EDDLEMAN RECORDED IN REAL 199, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 14. AGREEMENT CONCERNING ELECTRIC SERVICE TO, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BROOK HIGHLAND RECORDED IN REAL 306, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 15. MINERAL AND MINING RIGHTS AND RIGHTS TO INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 1998-08508 AND INSTRUMENT 1998-10374 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 16. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1998-10373 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALALBAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



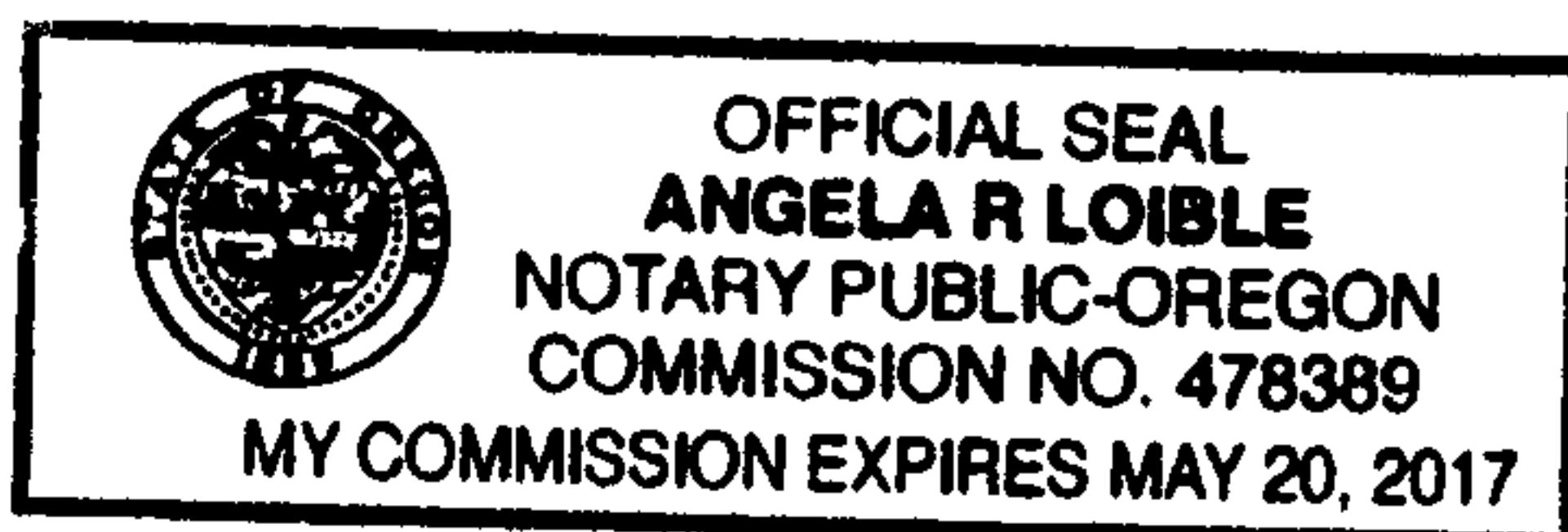
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of June, 2014.

Jimmy Filler
JIMMY FILLER
Carol Filler
CAROL FILLER

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY FILLER and CAROL FILLER, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 2014.



Angela R. Loible
Notary Public
Print Name: Angela R. Loible
Commission Expires: May 20th, 2017

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Shelby Cnty Judge of Probate, AL
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