

STATE OF ALABAMA  
COUNTY OF SHELBY

Clint Channel  
Emily Channel

20140826000267610 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
08/26/2014 10:43:13 AM FILED/CERT

COVENANT

WHEREAS, Clint Channel  
hereinafter called the owner(s) of certain real property situated in SHELBY COUNTY,  
Alabama, described in Exhibit "A", attached hereto and incorporated fully;

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative  
onsite sewage disposal system, hereinafter called the system, to service the facility/  
dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department,  
hereinafter called the local health department, is conditioned upon the covenant by the  
owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will  
satisfy all of the requirements of the local health department and assure the proper  
functioning of the system.

NOW, THEREFORE,

"The public is hereby put on notice that the property described herein is  
the subject of a restricted onsite sewage disposal permit issued by the  
Shelby County Health Department. Subsequent purchasers are notified  
that there may be continuing responsibilities placed on such purchaser and  
they are directed to inquire at the Shelby County Health Department."

Dated this, the 26<sup>th</sup> day of August, 2014.

P. Clint Channel

Signature(s) of Owner(s)

I, the undersigned Notary Public in and for said County, in said State, hereby  
certify that Clint Channel, whose name(s) is/are  
signed to the foregoing instrument, and who is/are known to me, acknowledge(s) before  
me this day that, being informed of the contents thereof, he/she/they has/have executed  
the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of August,  
2014.

Kelly B. Mullin  
Notary Public

My commission expires: Kelly B. Mullin  
Notary Public State At Large  
Commission Expires  
June 28, 2017

Exhibit "A"

All the property in the survey of See Attachment  
a map/deed of which is recorded in Map/Deed Book \_\_\_\_\_, page \_\_\_\_\_ or instrument #  
\_\_\_\_\_ in the Probate Office of Shelby County, Alabama; or all property described  
in the attached legal description.

Prepared By: Clint Channel 08/28/2014



Exhibit A

20100505000138430 1/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
05/05/2010 09:48:20 AM FILED/CERT

Send tax notice to:

CLINT CHANNELL

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

STATE OF ALABAMA  
SHELBY COUNTY

2010111

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand Three Hundred and 00/100 Dollars (\$10,300.00) in hand paid to the undersigned, GREGORY DAVID TAYLOR, an unmarried man (hereinafter referred to as "Grantor") by CLINT CHANNELL (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being further described as follows:

Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West and run Easterly along the South side of the said 1/4-1/4 for 505.02 feet to the East right of way of a curved portion of Hickory Hills Drive, curve being concave Southeasterly and having a radius of 976.44 feet; thence turn an angle to the left and run Northeasterly through a central angle of 12 degrees 18 minutes 05 seconds for 209.64 feet (angle left to 209.24 feet, chord of 63 degrees 51 minutes 49 seconds); thence turn an angle off of the chord of the last described curve portion of said right of way of 63 degrees 51 minutes 49 seconds to the right and run Easterly for 362.22 feet to a point on the West right of way of a curved portion of Shelby County Road No. 68, said curve being concave Northeasterly and having a radius of 412.80 feet; thence turn an angle to the right and run Southeasterly along the said right of way through a central angle of 18 degrees 36 minutes for 134.01 feet (angle right to the 133.42 feet chord of 50 degrees 34 minutes 47 seconds) to the point of beginning of a tangent curve concave Westerly and having a radius of 25.00 feet; thence continue Southerly and Westerly through a central angle of 105 degrees 24 minutes 23 seconds for 45.99 feet to the end of said curve (said point being on the Northwest right of way of Hickory Hills Drive); thence run Southwesterly along the Northwest right of way of Hickory Hills Drive for 82.11 feet to a point on the South side of the SE 1/4 of the SW 1/4 of said Section 25; thence turn an angle of 33 degrees 18 minutes 43 seconds to the right and run Westerly along the South side of the said 1/4-1/4 for 467.73 feet back to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.

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.

Shelby County, AL 05/05/2010

State of Alabama  
Deed Tax : \$10.50

20140826000267610 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
08/26/2014 10:43:13 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the  
19th day of April, 2010.

*Gregory David Taylor*  
*Attorney in Fact*  
GREGORY DAVID TAYLOR, AS HIS  
ATTORNEY IN FACT, KEN GIGLIO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that KEN GIGLIO, whose name as Agent and Attorney in fact for GREGORY  
DAVID TAYLOR is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day, that, being informed of the contents of the said  
instrument, he executed the same voluntarily in his capacity as Attorney in fact for  
GREGORY DAVID TAYLOR on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of April, 2010.

