

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Hollis Kezar
~~456~~ ⁴⁵⁶⁶ Lake Valley Drive
SAW Birmingham, Alabama 35244

Inst # 2001-31994

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$162,500.00)** and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Shannon M. Agee Wadlington, a married woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Hollis Kezar** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23-A, according to the Survey of Southlake Townhomes Second Addition, as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama.
Grantee's correct full name is Hollis S. Kezar, III.

Shannon M. Agee Wadlington is one and the same person as Shannon M. Agee, grantee in that certain deed recorded in Instrument 1995-26088.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 5 foot easement on rear, as shown by recorded map.
3. Restrictions appearing of record in Real 270, page 110; Real 298, page 885 and Real 298, page 909, in the Probate Office of Shelby County, Alabama.
4. The rights of upstream and downstream riparian owners with respect to Southlake, bordering subject property.
5. Restrictions, covenants and conditions appearing of record in Real 160, page 495, and restrictions for land use recorded in Real 160, page 492 in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company, as recorded in Deed Book 129, page 572, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Deed Book 127, page 140, in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants, conditions, restrictions, and easements for Southlake Townhomes, a Townhome Association, recorded in Real 199, Page 367; Articles of Incorporation of Southlake Townhomes Owners Association recorded in Real 199, page 389 and By-Laws relating thereto, and in Map Book 12, Page 78, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company recorded in Real 114, page 134 in the Probate Office of Shelby County, Alabama.

The above property is not now and has never been the homestead of Grantor's spouse.
TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June, 2001.

X Shannon M. Agee Wadlington
Shannon M. Agee Wadlington

STATE OF ALABAMA
COUNTY OF JEFFERSON

On this 26th day of June, 2001, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Shannon M. Agee Wadlington, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 26th day of June, 2001.

[Signature]
Notary Public
My Commission expires: ~~5/15/07~~ 5/15/05
AFFIX SEAL
08/02/2001-31994
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 12.00