

This instrument was prepared by Mitchell A. Spears
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Send Tax Notice to: <u>Triple Play, LLC</u>
(Address) 1 380 Highland Stre

380 Highland Street Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS AND 00/100** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOHNNY HOLSOMBECK**, an unmarried man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **TRIPLE PLAY**, **LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL I:

A part of Lot 20, Original Plan of Town of Montevallo, described as follows: Begin at NW side of Main or Broad Street at the South corner of Store Lot, as formerly owned by M. P. Jeter and run in SW direction along NW side of Main Street 25 feet; thence NW and perpendicular to said Main Street 200 feet; thence NE and parallel to Main Street 25 feet; thence SE direction back to point of beginning on Main Street. Being situated in Shelby County, Alabama.

PARCEL II:

A part of Lots 19 and 20 of the Original Plan of Montevallo, Alabama, described as follows: Beginning at a point on the NW side of Main Street (Main Street running perpendicular to Shelby Street and 56 degrees E of N) 133 feet and 2 inches NE of the intersection of the NW side of Main Street and the NE side of Shelby Street; thence run NE along said Main Street 25 feet; thence run NW, perpendicular to and away from said Main Street 150 feet; thence run SW and parallel to Main Street 25 feet; thence run SE, perpendicular to and toward said Main Street 150 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Easement to Town of Montevallo, recorded in Deed Book 147, Page 136, in Probate Office of Shelby County, Alabama.
- Transmission line permit to Alabama Power Company recorded in Deed Book 174, Page 57, in Probate Office.
- Right of way and easement to South Central Bell Telephone Company recorded in Real Book 385, Page 579, in Probate Office.

THE ENTIRETY OF THE ABOVE-REFERENCED PURCHASE PRICE IS SECURED BY PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their, or its successors and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS	WHEREOF, I (we) have	e hereunto set	my (our)	hand(s) and	seal(s), this _	Sh	day of
Dec.	, 2005.						

JOHNNY HOLSOMBECK

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHNNY HOLSOMBECK, 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this May of Sec.

2005.

Notary Public

My commission expires: 5/3/

20051209000638870 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/09/2005 02:20:46PM FILED/CERT