



20061221000622600 1/6 \$126.00
Shelby Cnty Judge of Probate, AL
12/21/2006 03:46:19PM FILED/CERT

\$100,000.00

**This instrument prepared without
examination of title by:**

Mary Thornton Taylor, Esquire
3570 Grandview Pkwy, Ste 100
Birmingham, Alabama 35243

Send tax notice to:

Holland Lakes Owners Assoc., Inc.
% Grandview Management, Inc.
P.O. Box 382735
Birmingham, Alabama 35238-2735

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL PERSONS BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **THORNTON, INC.**, an Alabama corporation ("Grantor"), does by these presents grant, bargain, sell and convey unto **HOLLAND LAKES OWNERS ASSOCIATION, INC.**, an Alabama not for profit corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF FOR THE LEGAL
DESCRIPTION OF THE PROPERTY BEING CONVEYED HEREBY
(collectively, the "Property")

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2007 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2007 and subsequent years not yet due and payable;
- (3) Easements, covenants, conditions, restrictions, rights of way and all matters of record;
- (4) The Holland Lakes Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20050425000196100 in the Probate Office of Shelby County, Alabama as has been and may be amended from time to time (which, together with all amendments thereto is the "Declaration"). The Property conveyed hereby shall be owned and maintained by Grantee as "Common Area" as such term is defined in the Declaration and subject to the terms and provisions thereof.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases and forever discharges Grantor, its officers,

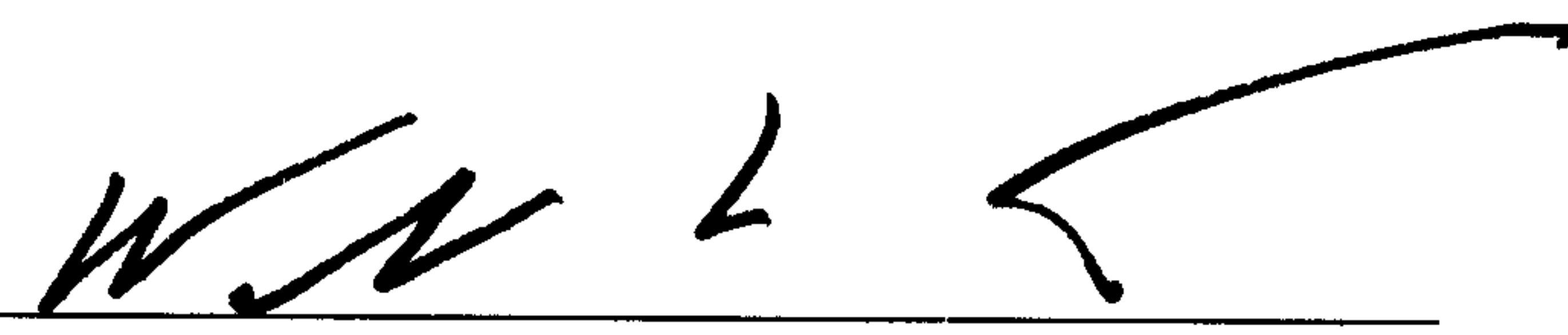
agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability, claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions known or unknown (including, without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property .

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor **THORNTON, INC.** has hereto set its signature and seal this 21st day of December, 2006.

THORNTON, INC.

By:



William L. Thornton, III
Its President

**ACKNOWLEDGEMENT, AGREEMENT AND
ACCEPTANCE:**

**HOLLAND LAKES OWNERS ASSOCIATION,
INC.**

By:



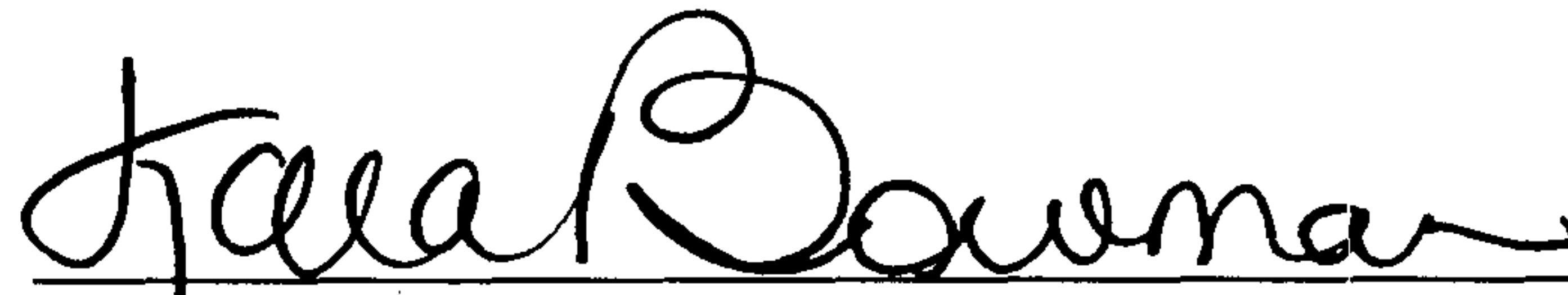
William L. Thornton, III
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Thornton, III, whose name as President of THORNTON, INC., an Alabama corporation, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 20th day of December, 2006.



Notary Public

(SEAL)

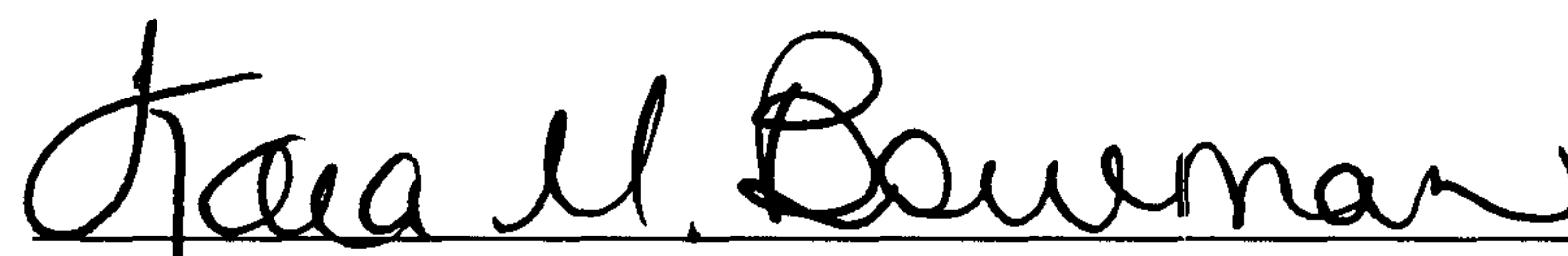
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 21, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Thornton, III, whose name as President of HOLLAND LAKES OWNERS ASSOCIATION, INC., an Alabama not for profit corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 20th day of December, 2006.



Notary Public

(SEAL)

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 21, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

**EXHIBIT A
TO THE DEED FROM
THORNTON, INC. TO
HOLLAND LAKES OWNERS ASSOCIATION, INC.**

PARCEL 1:

Beginning at the NW corner of the NW ¼ of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line of USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line along said right of way, a distance of 60.01 feet; thence continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of 35.07 feet; thence S 88° 08' 10" W and leaving said right of way, a distance of 877.44 feet to a centerline of Buck Creek; thence N 08° 33' 21" W along said centerline, a distance of 232.75 feet; thence N 02° 19' 41" E along said centerline, a distance of 99.42 feet; thence N 14° 01' 26" E along said centerline, a distance of 107.59 feet; thence N 40° 01' 08" E along said centerline, a distance of 97.06 feet; thence N 53° 13' 17" E along said centerline, a distance of 77.93 feet; thence N 07° 50' 47" E along said centerline, a distance of 46.30 feet; thence N 07° 52' 01" W along said centerline, a distance of 75.04 feet; thence N 26° 19' 25" W along said centerline, a distance of 183.51 feet; thence N 72° 19' 02" W along said centerline, a distance of 111.95 feet; thence N 07° 22' 17" W along said centerline, a distance of 25.49 feet; thence N 13° 18' 46" E along said centerline, a distance of 40.13 feet; thence N 35° 07' 47" E along said centerline, a distance of 29.74 feet; thence N 55° 59' 23" E along said centerline, a distance of 36.74 feet; thence N 75° 40' 22" E along said centerline, a distance of 51.22 feet; thence N 47° 59' 13" E along said centerline, a distance of 50.67 feet; thence N 30° 57' 00" E along said centerline, a distance of 82.87 feet; thence N 41° 38' 08" E along said centerline, a distance of 52.16 feet; thence N 00° 21' 52" W along said centerline, a distance of 38.84 feet; thence N 34° 17' 32" W along said centerline, a distance of 100.80 feet; thence N 40° 03' 31" W along said centerline, a distance of 120.46 feet; thence N 35° 27' 40" W along said centerline, a distance of 95.12 feet; thence N 22° 06' 32" W along said centerline, a distance of 122.16 feet; thence N 45° 35' 48" W along said centerline, a distance of 84.79 feet; thence N 71° 24' 18" W along said centerline, a distance of 81.78 feet; thence N 12° 54' 51" W along said centerline, a distance of 82.60 feet; thence N 55° 11' 52" E along said centerline, a distance of 55.69 feet; thence N 76° 34' 43" E along said centerline, a distance of 197.18 feet; thence N 17° 49' 46" E along said centerline, a distance of 36.90 feet; thence N 88° 12' 18" E and leaving said centerline, a distance of 367.83 feet; thence S 55° 42' 23" E, a distance of 55.55 feet; thence N 88° 12' 18" E, a distance of 245.00 feet; thence S 87° 01' 14" E, a distance of 60.19 feet; thence N 88° 23' 42" E, a distance of 96.53 feet to the point of beginning.

Provided, however, for purposes of this Statutory Warranty Deed whereby the Common Areas of Holland Lakes are hereby conveyed to Grantee, Grantor hereby conveys to Grantee only the portion of Parcel 1 situated south of the 60' right of way known as Stonehaven Trail as shown on the subdivision plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama.

PARCEL 3:

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line of USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet; thence continue Southerly along said line and along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line and along said right of way, a distance of 60.01 feet; thence continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of 35.07 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 1,048.43 feet; thence S 88° 23' 42" W and leaving said right of way, a distance of 199.62 feet; thence S 22° 33' 08" W, a distance of 174.35 feet; thence S 52° 03' 29" W, a distance of 188.88 feet; thence S 36° 22' 57" W, a distance of 62.32 feet; thence S 52° 03' 29" W, a distance of 266.20 feet; thence S 05° 23' 18" E, a distance of 156.74 feet; thence N 46° 19' 44" W, a distance of 258.58 feet; thence N 66° 30' 35" W, a distance of 84.54 feet to the centerline of Buck Creek; thence N 32° 58' 38" E along said centerline, a distance of 73.34 feet; thence N 22° 26' 40" E along said centerline, a distance of 44.89 feet; thence N 19° 54' 05" W along said centerline, a distance of 69.22 feet; thence N 16° 37' 26" W along said centerline, a distance of 210.00 feet; thence N 29° 13' 33" E along said centerline, a distance of 93.82 feet; thence N 17° 00' 23" E along said centerline, a distance of 85.81 feet; thence N 15° 50' 49" W along said centerline, a distance of 120.99 feet; thence N 24° 05' 00" W along said centerline, a distance of 119.47 feet; thence N 03° 02' 18" W along said centerline, a distance of 41.20 feet; thence N 03° 01' 46" W along said centerline, a distance of 181.38 feet; thence N 06° 39' 37" E along said centerline, a distance of 68.80 feet; thence N 11° 14' 08" E along said centerline, a distance of 124.02 feet; thence N 01° 27' 17" W along said centerline, a distance of 193.37 feet; thence N 88° 08' 10" E and leaving said centerline, a distance of 877.44 feet to the point of beginning.

PARCEL 4:

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 89° 50' 27" E, a distance of 91.73 feet to the Westerly right of way line USX Railroad (100' ROW); thence S 02° 25' 47" E along said right of way, a distance of 335.26 feet; thence S 02° 22' 44" E along said right of way, a distance of 740.93 feet; thence continue Southerly along said line along said right of way, a distance of 257.08 feet; thence S 01° 36' 18" E along said right of way, a distance of 302.61 feet; thence continue Southerly along said line and along said right of way, a distance of 60.01 feet; thence



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continue Southerly along said line and along said right of way, a distance of 467.74 feet; thence S 02° 05' 38" E along said right of way, a distance of 660.39 feet; thence S 01° 31' 30" E along said right of way, a distance of 35.07 feet; thence continue Southerly along said line along said right of way, a distance of 1,048.43 feet to the point of beginning; thence continue Southerly along said line and along said right of way, a distance of 83.92 feet; thence S 02° 12' 59" E along said right of way, a distance of 850.21 feet to a point of curve to the right having a radius of 2,799.96 feet and a central angle of 04° 39' 34"; thence Southerly along the arc and along said right of way a distance of 227.70 feet; thence S 88° 23' 42" W and leaving said right of way, a distance of 316.98 feet; thence N 35° 21' 25" W, a distance of 8.73 feet; thence S 75° 18' 03" W, a distance of 396.32 feet; thence S 03° 13' 13" E, a distance of 82.52 feet; thence S 49° 35' 33" W, a distance of 386.11 feet to the centerline of Buck Creek; thence N 49° 43' 27" W along said centerline, a distance of 67.90 feet; thence N 35° 55' 02" W along said centerline, a distance of 39.06 feet; thence N 55° 37' 46" W along said centerline, a distance of 57.43 feet; thence N 38° 59' 34" W along said centerline, a distance of 103.40 feet; thence N 31° 57' 07" W along said centerline, a distance of 103.00 feet; thence N 35° 45' 52" W along said centerline, a distance of 65.21 feet; thence N 50° 44' 00" W along said centerline, a distance of 133.74 feet; thence N 62° 39' 40" W along said centerline, a distance of 105.91 feet; thence N 00° 51' 01" W and leaving said centerline, a distance of 279.60 feet to the centerline of Buck Creek; thence S 89° 43' 31" W along said centerline, a distance of 48.25 feet; thence N 82° 13' 41" E along said centerline, a distance of 120.40 feet; thence N 51° 38' 04" E along said centerline, a distance of 126.49 feet; thence N 38° 13' 46" E along said centerline, a distance of 133.65 feet; thence N 41° 03' 21" E along said centerline, a distance of 84.43 feet; thence N 42° 59' 02" E along said centerline, a distance of 87.98 feet; thence N 36° 40' 38" E and leaving said centerline, a distance of 108.07 feet; thence S 66° 30' 35" E, a distance of 84.54 feet; thence S 46° 19' 44" E, a distance of 258.58 feet; thence N 05° 23' 18" W, a distance of 156.74 feet; thence N 52° 03' 29" E, a distance of 266.20 feet; thence N 36° 22' 57" E, a distance of 62.32 feet; thence N 52° 03' 29" E, a distance of 188.88 feet; thence N 22° 33' 08" E, a distance of 174.35 feet; thence N 88° 23' 42" E, a distance of 199.62 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

- (i) Lots 1 through 16, inclusive, and Lots 51 through 135, inclusive, according to the subdivision plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama.
- (ii) Lots 148 through 170, inclusive, and Lots 245 through 263, inclusive, according to the subdivision plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, Page 55 in the Probate Office of Shelby County, Alabama.
- (iii) Lots 171 through 244, inclusive, according to the subdivision plat of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85 in the Probate Office of Shelby County, Alabama.
- (iv) All Dedicated Public Roads And Rights of Way.

Shelby County, AL 12/21/2006
State of Alabama

Deed Tax: \$100.00