



Shelby County, AL 03/21/2007 State of Alabama

Deed Tax:\$140.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO: WILLIAM J. O'BRIEN 116 HOLLAND CIRCLE PELHAM, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$139,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, NATHAN CHAPMAN, UNMARRIED (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM J. O'BRIEN and EVELYN D. O'BRIEN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

*Nathan Bradley and Chapman and Nathan Chapman are one and the same person. Lot 82, according to the Subdivision Plat of Holland Lakes, Sector One as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama (the "Property"); being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050426000199570 in the Probate Office of Shelby County, Alabama (the "Declaration").

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- RIGHT OF WAY TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 90, PAGES 281 AND 461, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 4. EASEMENT TO POSTAL TELEGRAPH CABLE COMPANY AS RECORDED IN DEED BOOK 90, PAGES 36 AND 40, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 5. EASEMENT TO A T & T AS RECORDED IN DEED BOOK 168, PAGE 476, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 303, PAGE 226, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 7. AGREEMENT FOR WATER LINE EASEMENT AS SET OUT IN INSTRUMENT NO. 1993-22320, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 113, PAGE 52; DEED BOOK 113, PAGE 95; DEED BOOK 107, PAGE 533; DEED BOOK 102, PAGE 205; DEED BOOK 141, PAGE 506; DEED BOOK 170, PAGE 262; DEED BOOK 55, PAGE 454 AND DEED BOOK 92, PAGE 437.
- 9. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 167, PAGE 462, 465 AND 467; DEED BOOK 169, PAGE 59; DEED BOOK 271, PAGE 748; DEED BOOK 256, PAGE 868 AND DEED BOOK 102, PAGE 419; IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,

ALABAMA.

- RIGHT OF WAY TO COLONIAL PIPELINE AS RECORDED IN DEED BOOK 269, PAGE 203, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- EASEMENT TO CITY OF PELHAM AS RECORDED IN DEED BOOK 337, PAGE 525, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 12. RIPARIAN RIGHTS AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO BUCK CREEK.
- 13. LESS AND EXCEPT ANY PORTION LYING WITHIN BUCK CREEK.
- EASEMENT TO THE CITY OF PELHAM FOR SEWER AS RECORDED IN INSTRUMENT NO. 1999-18787, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 15. EASEMENT TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN REAL BOOK 20, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 16. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20040910000506170.
- 17. 5 FOOT EASEMENT ON FRONT LINE AS SHOWN ON RECORDED PLAT.
- 18. 7.5 FOOT EASEMENT ON SOUTHERN LOT LINE AS SHOWN ON RECORDED PLAT.
- 19. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 20050426000199570.
- 20. 100 FOOT FLOOD ZONE AT REAR OF PROPERTY AS PER PLAT.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, NATHAN CHAPMAN, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of March, 2007.

NATHAN CHAPMAN

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NATHAN CHAPMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of March, 2007.

Notary Public

My commission expires: