



20071212000561330 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/12/2007 12:48:00PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B/CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
David Scott Flaucher
107 Lakeside Circle
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred ninety two thousand and no/100 (\$192,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Neil P. Griffin, a married man and Kristina M. Griffin, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Scott Flaucher** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor, Neil P. Griffin as defined in §6-10-3, Code of Alabama (1975).

\$196,128.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

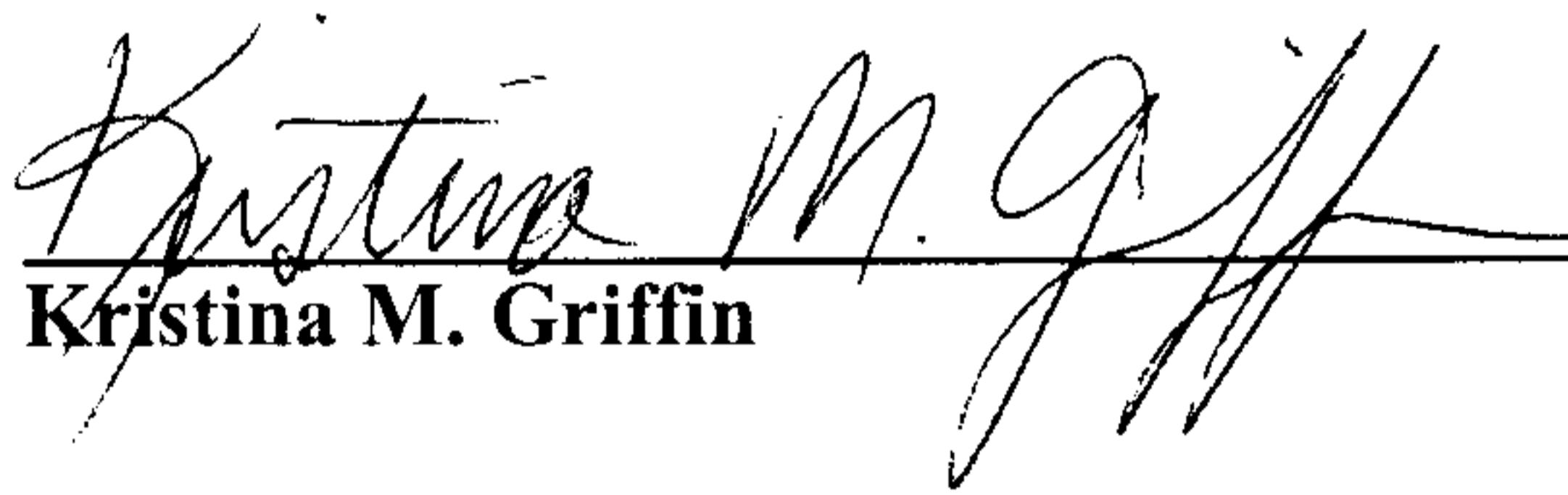
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of November,

2007.


Neil P. Griffin
by his agent and attorney in fact
Kristina M. Griffin

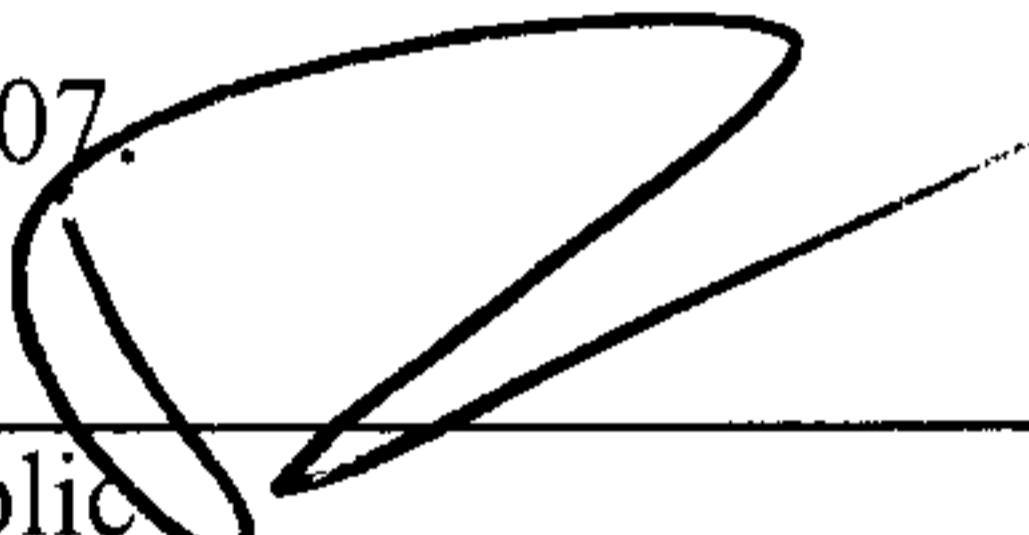

Kristina M. Griffin

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Kristina M. Griffin, an unmarried woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of November, 2007.

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009


Notary Public
My Commission Expires: 02-25-09

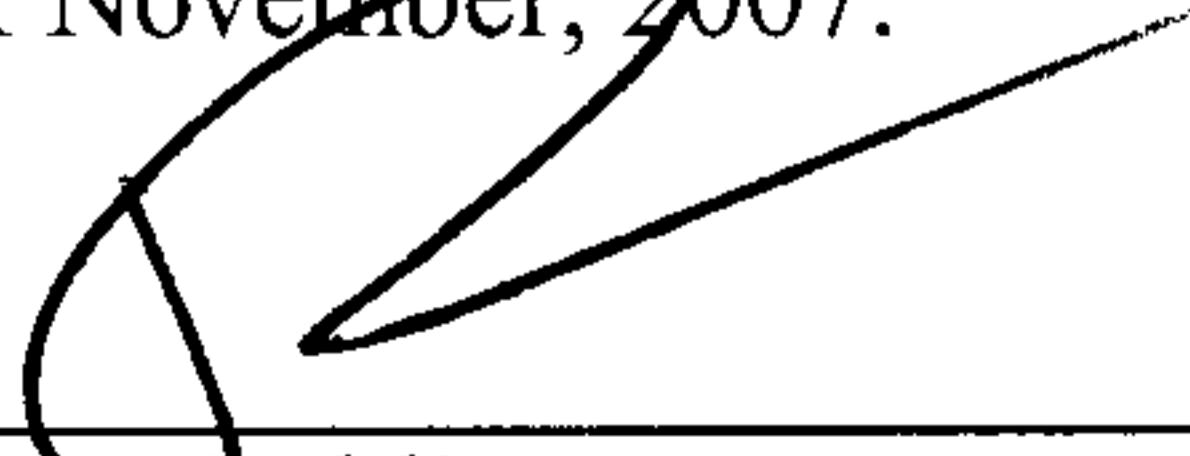
ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Kristina M. Griffin, whose name as Attorney in Fact for Neill P. Griffin, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 2007.

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009


Notary Public
My commission expires:02-25-09



20071212000561330 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/12/2007 12:48:00PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

LOT 131A, ACCORDING TO A RESURVEY OF LOTS 129, 130 AND 131, HOLLAND LAKES SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 85, IN THE PROBATE OFFICE OF 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 IN INSTRUMENT 20050425000196100, FIRST AMENDMENT RECORDED IN INSTRUMENT 20050602000267270 AND SECOND AMENDMENT RECORDED IN INSTRUMENT 20070312000109050, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "DECLARATION").

SITUATED IN SHELBY COUNTY, ALABAMA