

STATE OF ALABAMA)
COUNTY OF SHELBY)

20090806000301900 1/2 \$30.50
Shelby Cnty Judge of Probate, AL
08/06/2009 10:35:44 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **ONE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$162,500.00)** to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **RICHARD ADAM SEALE** and spouse **MICHELLE SEALE** (GRANTOR) does grant, bargain, sell and convey unto **MATTHEW MYLES (GRANTEE)** the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 84 ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES SECTOR 1, AS RECORDED IN

MAP BOOK 43, 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 LAKES DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED FOR RECORD IN INST# 20050425999196100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2009.

THOSE ITEMS SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$146225.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

MICHELLE SEALE EXECUTES THIS DEED TO COMPLY WITH SECTION 6-10-3 CODE OF ALABAMA 1975 AS AMENDED AND MAKES NO WARRANTY OF TITLE.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs, successors and assigns. And said GRANTOR does for himself, his heirs, successors, assigns, and personal representatives covenant with said GRANTEE, her heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 15th day of JULY, 2009.



SEAL

RICHARD ADAM SEALE



SEAL

MICHELLE SEALE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **RICHARD ADAM SEALE** and spouse **MICHELLE SEALE** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 15th day of July, 2009.

Notary Public
Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBIDGE PARKWAY, SUITE 338
BIRMINGHAM, AL 35209
205 879 3400
FILE 209277

SEND TAX NOTICE TO:
MATTHEW MYLES
113 HOLLAND CIRCLE
BIRMINGHAM, AL 35124
13-6-23-4-013-050.000

Shelby County, AL 08/06/2009

State of Alabama
Deed Tax : \$16.50

EXCEPTION EXHIBIT "A"



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Title to all oil, gas and minerals within and underlying the premises, together with all oil 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.

Covenants, restrictions, a 5-foot easement along front lot line, and notes, all as shown on recorded Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85. Holland Lakes Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #20050425000196100 and in Instrument #20050426000199570.

Release of damages and disclaimer of liability for soil and underground conditions contained in deed recorded in Instrument # 20070830000409890.

Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Instrument #20040910000506170.

Easement to South Central Bell Telephone Company as recorded in Real Book 12, Page 150, and in Real Book 20, Page 150.

Easement to City of Pelham for sewer as recorded in Instrument #1999-18787.

Riparian or water rights, claims, or title to water whether or not shown by the public records.

Easement to City of Pelham as recorded in Deed Book 337, Page 525.

Right of Way to Colonial Pipeline as recorded in Deed Bok 269, Page 203.

Right of Way to Shelby County as recorded in Deed Book 167, Pages 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.

Right of Way to Southern Natural Gas as recorded in Deed Book 90, Pages 281 and 461.

Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, Pages 36 and 40.

Easement to AT&T as recoded in Deed Book 168, Page 476.

Agreement for waterline easement as set out in Instrument # 1993-22320.

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.