

WARRANTY DEED

Shelby County, AL 04/07/2010

State of Alabama

Deed Tax : \$84.00

84,000 MRK

SEND TAX NOTICE TO:

**Meghan R. Knight
243 Creekside Lane
Pelham Alabama 35124**

STATE OF ALABAMA

COUNTY OF JEFFERSON

)

)



20100407000105960 1/2 \$98.00
Shelby Cnty Judge of Probate, AL
04/07/2010 04:21:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Joseph D. Cole, an unmarried man, (hereinafter referred to as GRANTOR), do hereby grant, bargain, sell and convey unto Meghan R. Knight, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 198, according to the Final Subdivision Plot of Holland Lakes, Sector 3 as recorded in Map Book 37 Page 85 in the Probate Office of Shelby County Alabama (the Property).

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 as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama, as amended from time to time (collectively the “ Declaration”).

Subject to easements, reservations, restrictions, rights of way, building set back lines and mortgage of record.

Subject to Ad Valorem Taxes due and payable October 1, 2010 and all subsequent years thereafter; Mineral and mining rights not owned by Grantor; Incorporated herein by reference in their entirety, the easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration recorded in said Probate Office as Instrument No. 20050425000196100, as amended from time to time, and in Map Book 37, page 85 recorded in said Probate Office.

Title not examined by preparer.

TO HAVE AND TO HOLD the same unto GRANTEE in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR do for himself, his successors and assigns covenant with the said GRANTEE, her heirs and assigns that the GRANTOR is lawfully seized in fee simple of said premises that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that the GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will warrant and defend the same to the said GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 12 day of March, 2010.

Joseph D. Cole



20100407000105960 2/2 \$98.00
Shelby Cnty Judge of Probate, AL
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State of Alabama)

County of Jefferson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Joseph D. Cole, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of March, 2010.

Martha L. Stack
Notary Public

My Commission Expires. May 10, 2010

THIS INSTRUMENT PREPARED BY:

Guy Fullan
Fullan & Fullan
205 20th Street North
Suite 610
Birmingham, Alabama 35203