

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Robert H. Thomas, II
113 Chase Creek Circle
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, BRANDON HOLLIGAN, a unmarried person and MICHAEL HOLLIGAN, a married person, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto ROBERT H. THOMAS, II, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 47, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

One Hundred Three Thousand Six Hundred Four and 00/100 Dollars (\$103,604.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

The subject property does not constitute the homestead of the spouse of Grantor Michael Holligan.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.



20100723000235200 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
07/23/2010 12:12:18 PM FILED/CERT

Dated this the 30 day of June, 2010.

Brandon Holligan
BRANDON HOLLIGAN

Michael Holligan
MICHAEL HOLLIGAN

STATE OF Ar)
COUNTY OF Drew)

Shelby County, AL 07/23/2010
State of Alabama
Deed Tax : \$1.50

I, Mary Lynn Jagers, a Notary Public in and for said County, in said State, hereby certify that BRANDON HOLLIGAN and MICHAEL HOLLIGAN, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of June, 2010.

Mary Lynn Jagers
NOTARY PUBLIC:
My commission expires: 5-15-2018

MARY LYNN JAGGERS
NOTARY PUBLIC-STATE OF ARKANSAS
DREW COUNTY
My Commission Expires May 15, 2018
Commission # 12365791