

Prepared By:  
Holliman Law Firm  
2491 Pelham Pkwy  
Pelham, AL 35124  
STATE OF ALABAMA

Send Tax Notice to: *Dalco Properties, LLC*  
*Attn Douglas B. Lovene*  
*1200 Greystone Parc Drive*  
*B'ham AL 35242*

ESTATE WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Seventy Five Thousand And 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Claudette Lovvorn, Administrator of The Estate of Clinton Shannon Mers, Probate Case No. 2010-000532, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto DALCO PROPERTIES, LLC, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

*ps by  
MTG*

Lot 45, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama more specifically as follows:

1. Building setback line as set out in restrictive covenants recorded in Inst. #1994-33988 in the Probate Office.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 109 page 492, Deed 111 page 402, Deed 127 page 336, Deed 160 page 403 and Deed 173 page 191 in the Probate Office.
3. Easement(s) to South Central Bell as shown by instrument recorded in Deed 324 page 837 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 4 page 486 and 488 in the Probate Office.
5. Right(s) of Way(s) granted to New Four Lane Highway #280 by instrument(s) recorded in Lis Pendens 4 page 509 in the Probate Office.
6. Covenant and agreement for water service as set out in Real 235 page 611 in the Probate Office.
7. Utility easement for EBSCO Industries to Cahaba Water Renovation Systems as set out in Real 42 page 233 in the Probate Office.
8. Restrictions, covenants and conditions as set out in Inst. #1994-33988 and Map Book 19 page 25 in the Probate Office.
9. Release of damages as set out in Inst. #1994-33988 in the Probate Office.
10. Easement(s) granted to Alabama Power Company as set out in Inst. # 1995-01629 in the Probate Office.
11. This deed is being conveyed in accordance with the attached Probate Court Order in Estate of Clinton Shannon Mers, deceased, Probate-2010-000532.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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

IN WITNESS WHEREOF, the undersigned has hereunto set its  
signature by Claudette Lovvorn its Administrator on this the  
23 day of Feb, 2011.

The Estate of Clinton Shannon  
Mers, Probate Case  
No. 2010-000532

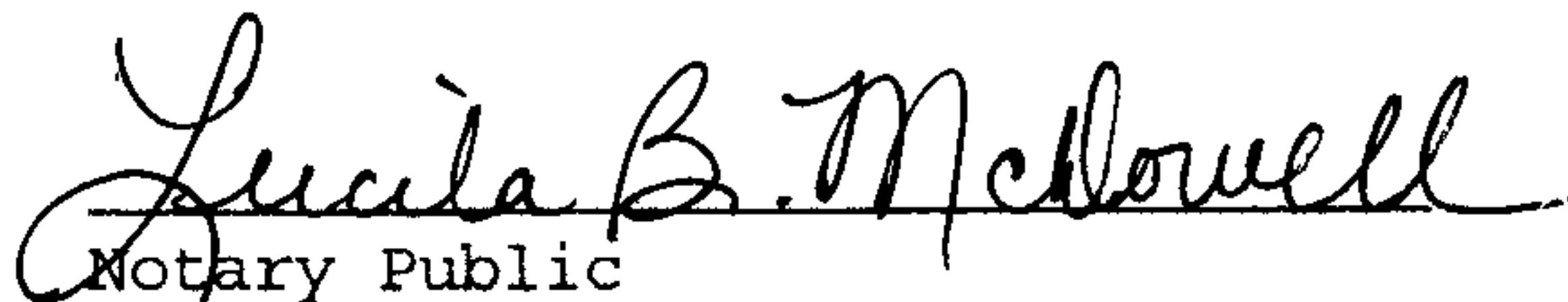
  
\_\_\_\_\_  
Claudette Lovvorn, Administrator

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that Claudette Lovvorn in her  
capacity as Administrator of The Estate of Clinton Shannon Mers,  
Probate Case No. 2010-000532 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,  
she as such duly authorized administrator executed the same  
voluntarily for and as the act of said estate.

Given under my hand and official seal this the 23rd day of  
February, 2011.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA  
~~MY COMMISSION EXPIRES: Oct 2, 2013~~  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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Shelby Cnty Judge of Probate, AL  
03/03/2011 02:08:48 PM FILED/CERT



IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF )

Case No. PR-2010-000532

Clinton Shannon Mers,  
deceased. )

**ORDER APPROVING PRIVATE SALE  
OF REAL PROPERTY**

This cause came before the Court on petition of the Personal Representative, Claudette Lovvorn, for an order authorizing them to sell, at private sale, decedent's real property located at:

818 Greystone Highlands Drive  
Birmingham, AL 35242 also known as  
Lot 45, according to the Survey of Amended Map of Greystone  
Highlands Phase 2 as recorded in Map Book 19, Page 25 in the  
Probate office of Shelby County.

The Court being satisfied that said property is being sold for an amount not disproportionate to its fair market value and to a party bearing no relation or common interest with Petitioners herein, and all interested parties having waived notice and consented to such sale;

It is ORDERED that said petition be granted and the contract for sale as attached hereto as "Exhibit A" be approved. Petitioner is authorized to execute any and all documents necessary for the execution and completion of said sale, provided, however, that the proceeds from said sale be paid by the Purchaser and/or Closing Attorney to the Probate Court of Shelby County, Alabama, pending the posting of increased bond.

It is further ORDERED that any outstanding mortgage, lien or encumbrance against the property be satisfied at closing.

Petitioner is further ORDERED to report the completion of said sale within 30 days.

Costs of court are hereby taxed against the estate of Clinton Shannon Mers.


DONE and ORDERED this 3rd day of February, 2011.  
**ENTERED AND FILED**

FEB 03 2011

KIMBERLY MELTON CHIEF CLERK  
PROBATE COURT

SHELBY COUNTY ALABAMA

cc: John R. Holliman, Esq.  
Claudette Lovvorn

  
JAMES W. FUHRMEISTER  
Judge of Probate



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Shelby Cnty Judge of Probate, AL  
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