



*This instrument was prepared by  
Nancy F. McClellan of Bland, Harris & McClellan, P.C.  
401 2nd Avenue SW, Cullman, Alabama 35055*

Shelby County, AL 06/21/2011  
State of Alabama  
Deed Tax:\$6.00

\*\*\*\*\*

**STATE OF ALABAMA**

**WARRANTY DEED**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **CENTRAL ALABAMA LP, LLC, a Delaware limited liability company** (herein referred to as Grantor), does grant, bargain, sell and convey unto **TERA JANE K. SEANOR** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 98A, a Corrected Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1<sup>st</sup> Sector, and acreage, as recorded in Map Book 40 at Page 146, as corrected at Map Book 42, Page 4, in the Probate Office of Shelby County, Alabama.

**This conveyance is made subject to the following:**

1. Any building lines, easements and/or restrictions shown on map recorded at Map Book 38, Page 75A-75B and Map Book 42, Page 4.
2. Flood Rights to Alabama Power Company, as recorded in Deed Book 237, Page 735, in the Probate Office of Shelby County, Alabama.
3. Restrictions appearing of record in Instrument 2001-52932, in the Probate Office of Shelby County, Alabama.
4. Declaration of Protective Covenants, Restrictions, Easements and Agreements as recorded in Instrument 20070413000172360 and Amendment to Declaration as recorded in Instrument 20090427000152660, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 107, Page 560 and Deed Book 142, Page 412, in the Probate Office of Shelby County, Alabama.'
6. Right of way to Shelby County, recorded in Deed Book 164, Page 493, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Book 195, Page 302 and Book 107, Page 559 in the Probate Office of Shelby County, Alabama.
8. Flood rights to Alabama Power Company, as recorded in Deed Book 240, Page 138, in the Probate Office of Shelby County, Alabama.

9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

10. Grant of Land Easements and Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20060630000314920 in the Probate Office of Shelby County, Alabama.

11. Easement to BellSouth Telecommunications recorded in Instrument 20070418000178840 in the Probate Office of Shelby County, Alabama.

12. Easements and restrictions recorded in Instrument 20051107000578150 and Instrument 20070911000425540 in the Probate Office of Shelby County, Alabama.

**Less and Except mineral/mining rights on such real property not owned by the Grantor.**

**Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.**

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And CENTRAL ALABAMA LP, LLC, does for itself and for its successors and assigns covenant with the said Grantee, their heirs, executors, administrators, successors 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 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, her heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

20110621000181530 3/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/21/2011 11:10:10 AM FILED/CERT

IN WITNESS WHEREOF, the said **CENTRAL ALABAMA LP, LLC**, a Delaware limited liability company, by LOREN DICKEY, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8<sup>th</sup> day of June, 2011.

**CENTRAL ALABAMA LP, LLC,**  
a Delaware limited liability company

By: [Signature]  
**LOREN DICKEY**  
**ITS PRESIDENT**

STATE OF ALABAMA  
CULLMAN COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LOREN DICKEY, whose name as President of CENTRAL ALABAMA LP, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of CENTRAL ALABAMA LP, LLC.

Given under my hand and official seal this the 8<sup>th</sup> day of June, 2011.

Callie Shelton  
Notary Public  
My Commission Expires: 8/4/2013

SEAL

Callie Shelton  
Notary Public, State of Alabama at Large  
My Commission Expires: 08/04/2013

SEND TAX NOTICE TO:

Tera Jane K. Seanor  
3 Devon Ct.  
Cartersville, GA 30120