

Send tax notice to:

ZACHARY S. CAMPBELL  
2629 DRENNEN PLACE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2011292

Shelby County, AL 08/23/2011  
State of Alabama  
Deed Tax: \$15.50

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nine Thousand and 00/100 Dollars (\$309,000.00) in hand paid to the undersigned, KEVIN SCHILLER and KAREN SCHILLER, Husband and Wife (hereinafter referred to as "Grantors") by ZACHARY S. CAMPBELL and ALLISON L. CAMPBELL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 74, ACCORDING TO THE MAP AND SURVEY OF MEADOW RIDGE, AS RECORDED IN MAP BOOK 11, PAGE 40 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**KEVIN E. SCHILLER IS ONE AND THE SAME PERSON AS KEVIN SCHILLER.**

**KAREN E. SCHILLER IS ONE AND THE SAME PERSON AS KAREN SCHILLER.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL, IN OR AND UNDER SUBJECT PROPERTY.
8. RESTRICTIONS, SET BACKS, COVENANTS, CONDITIONS, EASEMENTS, AND RIGHTS OF WAY AS SHOWN ON THE PLAT OF THE SURVEY OF MEADOW RIGHE, AS RECORDED IN MAP BOOK 11,



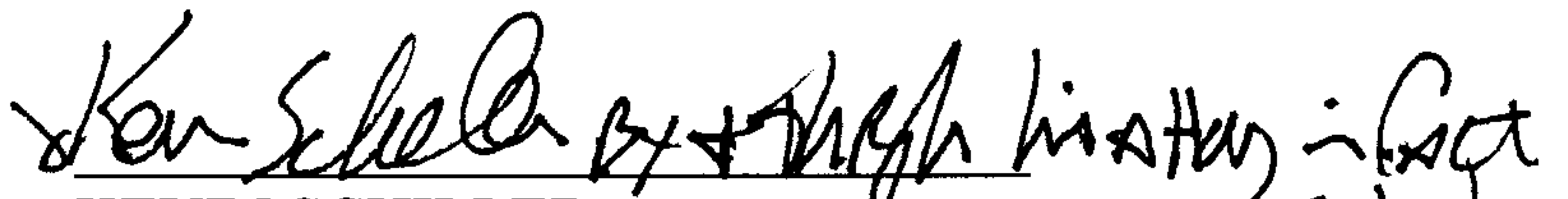
PAGES 40 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.


9. SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO THE SUBJECT PROPERTY.
10. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 177, PAGE 31, IN SAID PROBATE OFFICE.
11. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 547; DEED BOOK 142, PAGE 163; DEED BOOK 277, PAGE 27 AND DEED BOOK 145, PAGE 701.
12. TRANSMISSION LINE AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND DISTRIBUTION AS RECORDED IN DEED BOOK 145, PAGE 709, IN SAID PROBATE OFFICE.
13. DECLARATION OF PROTECTIVE COVENANTS FOR MEADOWRIDGE, AS RECORDED IN DEED BOOK 148, PAGE 264 AMENDED AS INSTRUMENT NO. 1996-35171, AND FURTHER AMENDED AS INSTRUMENT NO. 1997-29279, IN SAID PROBATE OFFICE.
14. ARTICLES OF INCORPORATION OF MEADOWRIDGE HOMEOWNERS ASSOCIATIONS.

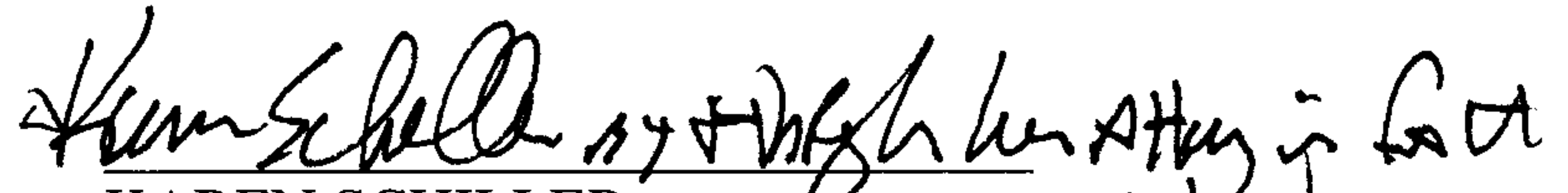
\$293,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have set his/her hand and seal this the 19th day of August, 2011.

  
KEVIN SCHILLER

By and through his Attorney in Fact, E. H. Whatley, Jr. 

  
KAREN SCHILLER

By and through her Attorney in Fact, E. H. Whatley, Jr. 

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that E. H. WHATLEY, JR. whose name as Agent and Attorney in fact for KEVIN SCHILLER AND KAREN SCHILLER, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the

said instrument, he executed the same voluntarily in his capacity as Attorney in fact for KEVIN SCHILLER and KAREN SCHILLER on the day the same bears date.

Given under my hand and official seal this the 19<sup>TH</sup> DAY OF AUGUST, 2011.

[NOTARIAL SEAL]

Notary Public  
Print Name: CHARLES D. STEWART, JR.  
Commission Expires: 04/13/12

