

Send tax notice to:  
John O. Freeman and Marie Freeman  
59 Mt. Laurel Ave  
Birmingham AL 35242

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243  
BHM1100623

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

  
20111025000318790 1/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/25/2011 02:16:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) in hand paid to the undersigned, **Brown Dog Ltd.**, an Alabama corporation (hereinafter referred to as "Grantor") by **John O. Freeman and Marie Freeman** (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 3-04, Block 3, according to the Final Plat of Mt. Laurel - Phase 1-C, as recorded in Map Book 30, Page 95, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2011, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Such state of facts as shown on the Final Plat of Mt. Laurel - Phase 1-C, as recorded in Map Book 30, Page 95, in the Probate Office of Shelby County, Alabama.
- 5) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2000-35579; Instrument No. 2000-35580; Instrument No. 20030213000091860; Instrument No. 20030327000184530; Instrument No. 20030327000184540; Instrument No. 20030527000327720; Instrument No. 20040623000340720 and Instrument No. 20040623000340730, in the Probate Office of Shelby County, Alabama.
- 6) Operating Agreement recorded in Instrument No. 20030327000184520 and First Amendment recorded in Instrument No. 20030429000261710, in the Probate Office of Shelby County, Alabama.
- 7) Easement to Marcus Cable Associates, LLC recorded in Instrument No. 20101221000428650, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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.

Shelby County, AL 10/25/2011  
State of Alabama  
Deed Tax: \$21.00



20111025000318790 2/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/25/2011 02:16:32 PM FILED/CERT

IN WITNESS WHEREOF, Grantor, Brown Dog, Ltd., an Alabama corporation, by Jennifer O'Neil its President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 7<sup>th</sup> day of October 2011.

Brown Dog, Ltd.,  
an Alabama corporation

  
By: Jennifer O'Neil  
Its: President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer O'Neil, whose name as its President of Brown Dog, Ltd., an Alabama corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 7 day of Oct. 2011.

  
Notary Public  
Print Name: Jennifer L. Banik  
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 12, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

