

THIS INSTRUMENT PREPARED BY
Howard W. Neiswender
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203

Send Tax Notice to:
Clay M. Holland
P. O. Box 1008
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

* 75,000

STATUTORY WARRANTY DEED

(This deed prepared without benefit of survey or title examination)

KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **CLAY M. HOLLAND and LISA H. HOLLAND**, a married couple (hereinafter referred to as the "Grantors") do hereby grant, bargain, sell and convey, subject to the matters set forth below, unto **CLAY M. HOLLAND and TERESA H. CRUGER, Co-Personal Representatives of the Estate of Carolyn M. Holland, deceased** (hereinafter referred to as the "Grantee"), all of their right, title and interest in and to the real estate situated in Shelby County, Alabama described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property").

THIS CONVEYANCE is subject to the following:

- (1) General and special taxes and assessments for 2011 and subsequent years not yet due and payable.
- (2) All mineral, mining and oil and gas rights not owned by the Grantors, if any.
- (3) All easements, covenants, reservations, restrictions and encumbrances of record (whether such encumbrances are monetary or non-monetary) and any easement for any utility serving the Property, whether of record or not.
- (4) Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way.
- (5) All unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Grantors intend by the execution of this conveyance to vest title in and to the Property described on Exhibit A attached hereto in Grantee.



20111116000346670 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
11/16/2011 11:22:28 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have executed this Statutory Warranty Deed this 16th day of Nov, 2011.

GRANTOR:

Clay Montgomery Holland
CLAY MONTGOMERY HOLLAND

Lisa H. Holland
LISA H. HOLLAND

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public, hereby certify that **CLAY MONTGOMERY HOLLAND**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of November, 2011.

Jessica J. Holland
Notary Public
My Commission Expires: 4/20/14

[NOTARIAL SEAL]

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public, hereby certify that **LISA H. HOLLAND**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2011.

Deuisa B. Prudmore
Notary Public
My Commission Expires: 6/9/12

[NOTARIAL SEAL]




20111116000346670 2/3 \$93.00
Shelby Cnty Judge of Probate, AL
11/16/2011 11:22:28 AM FILED/CERT

EXHIBIT A

DESCRIPTION OF THE PROPERTY

The following described real property situated in Shelby County, Alabama:

Begin at the intersection of the Southerly right-of-way line of Keystone Road and the Westerly right-of-way line of the L. & N. Railroad in the City of Pelham, Shelby County, Alabama; thence run in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad for a distance of 385.0 feet to the point of beginning of the tract herein described; thence continue in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad 600.0 feet to a point; thence run in a Westerly direction 240 feet, more or less, to a point which is 246.58 feet South of the Southerly right-of-way line of an existing county road and in the centerline of an existing gravel road; thence along the centerline of Said existing gravel road 2'16.58 feet to the intersection with the Southerly right-of-way line of an existing unnamed County road; thence along the most Southerly and Easterly right-of-way line of said County road 330.0 feet to a point; thence in an Easterly direction 15 feet more or less to the point of beginning. Situated in Shelby County, Alabama.


20111116000346670 3/3 \$93.00
Shelby Cnty Judge of Probate, AL
11/16/2011 11:22:28 AM FILED/CERT

Shelby County, AL 11/16/2011
State of Alabama
Deed Tax: \$75.00