

SEND TAX NOTICE TO:
Billy W. Holliday and Leslie H. Holliday
72 Bonnie Blue Lane
Columbiana, AL 35051

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Three Hundred Eight Thousand dollars & no cents (\$308,000.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Darren D. Christiansen, By: Laura Jelks, Attorney in Fact and wife, Kelly L. Christiansen, By: Laura Jelks, Attorney in Fact
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Billy W. Holliday and Leslie H. Holliday, husband and wife** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 39, ACCORDING TO THE SURVEY OF HIGHLAND RIDGE
SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGE 10, IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to: (1) Taxes for the year 2011 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$108,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
7. Such state of facts as shown on subdivision plat recorded in Plat Book 39, Page 10.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
9. Declaration of Protective Covenants for Highland Ridge as recorded in Instrument No. 20070926000452090 and Instrument No. 20071108000516430.
10. Easement of Colonial Pipeline as recorded in Deed Book 221, Page 442.
11. Declaration of Restrictive Covenants as recorded in Instrument No. 2007041000164510.
12. Easement to Plantation Pipeline as recorded in Deed Book 252, Page 487 and Deed Book 267, Page 690.
13. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 126, Page 50 and Deed Book 168, Page 168.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

20120106000006940 1/2 \$214.50
Shelby Cnty Judge of Probate, AL
01/06/2012 10:38:45 AM FILED/CERT

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$199.50

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **December 27, 2011**.

Darren D. Christiansen by Laura Jelks AIF (Seal)
Darren D. Christiansen, By: Laura Jelks, Attorney in Fact
Kelly L. Christiansen by Laura Jelks AIF (Seal)
Kelly L. Christiansen, By: Laura Jelks, Attorney in Fact

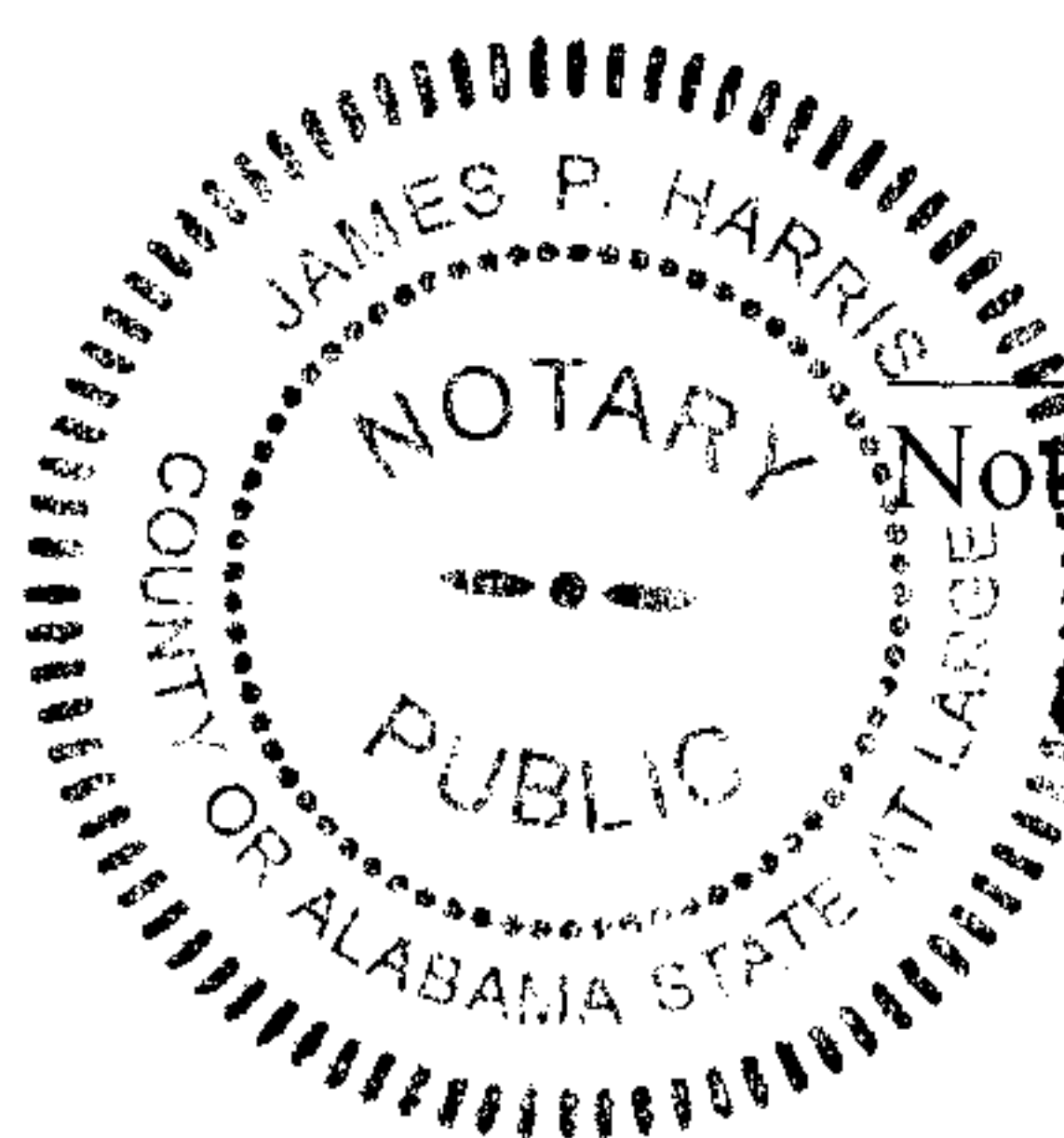
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Darren D. Christiansen and wife, Kelly L. Christiansen**, whose name is signed by **Laura Jelks**, as **Attorney in Fact**, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he(she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on the 27th day of December, 2011.

My commission expires 4/6/2014



[Signature]
Notary Public



20120106000006940 2/2 \$214.50
Shelby Cnty Judge of Probate, AL
01/06/2012 10:38:45 AM FILED/CERT