



20120208000047070 1/2 \$365.00
 Shelby Cnty Judge of Probate, AL
 02/08/2012 10:25:26 AM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA)
 JEFFERSON COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$350,000.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, JANICE NEWHOFF, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ANDREW W. BOLT and KELLY L. BOLT, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 29, according to the Survey of Southlake Cove, as recorded in Map Book 12, page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

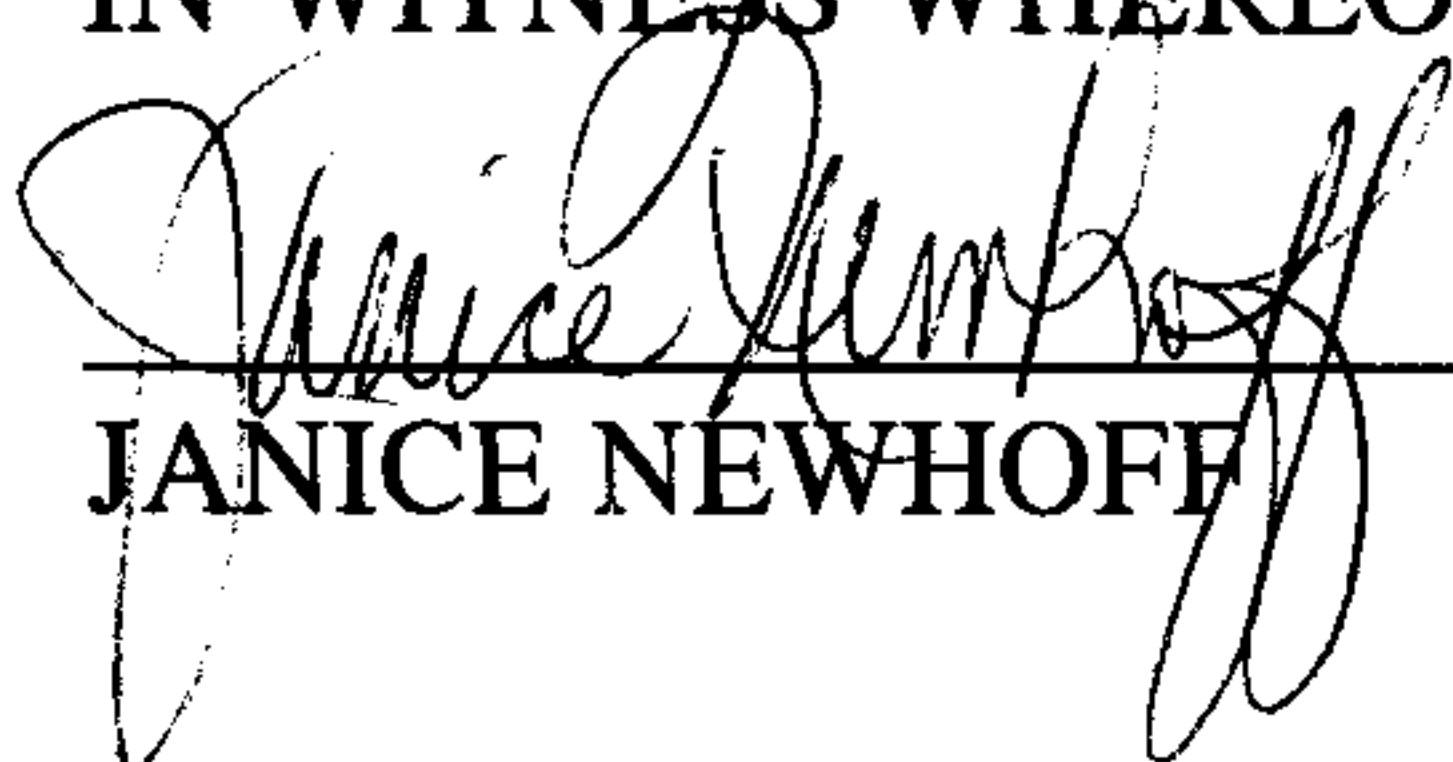
1. Taxes for the year 2012 and subsequent years. A lien, but not yet payable, until October 1, 2012.
2. Notice of permitted land uses as recorded in Book 160, page 492.
3. Restrictions and easements as set forth in Map Book 12, page 98.
4. Declaration of Protective covenants recorded in Book 160, page 523 and 524 and amended in Instrument No. 20110503000132760 and Instrument No. 2011082600025234.
5. Restrictions, covenants and conditions set out in Real 160, page 495.
6. Right of way to Alabama Power Company recorded in Real 230, page 795.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 215, page 521 and Real 290, page 996; and covenants pertaining thereto recorded in Real 215, page 504.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, page 104; Deed Book 4, page 437 and Deed Book 5, page 509.

The above and foregoing property does not represent homestead of the grantors or their spouses as set out in the Constitution of the State of Alabama and Code of Alabama, 1975, Section 6-10-2.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hands and seals, this 6th day of February, 2012.

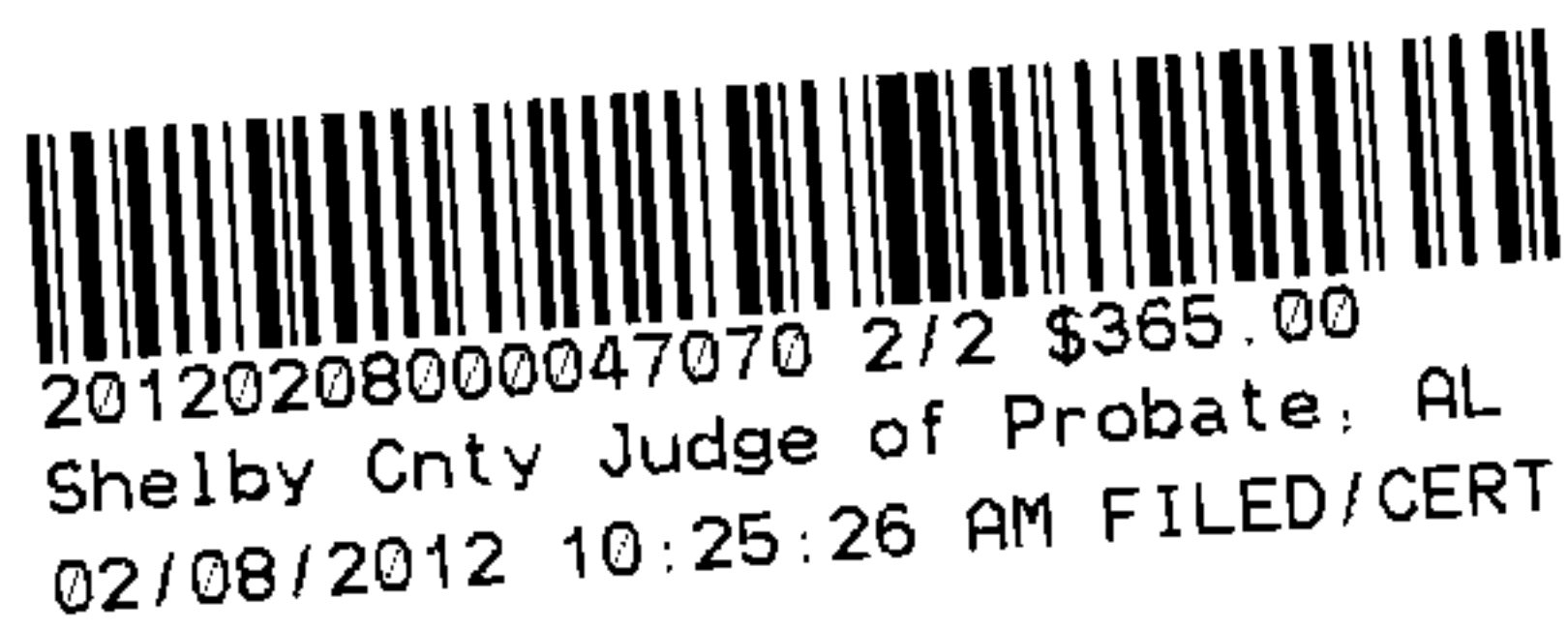
 (Seal)
 JANICE NEWHOFF

STATE OF ALABAMA) General Acknowledgment
 COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice

Newhoff, a married woman , whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2012.



Notary Public
My commission expires: 4-7-15

Send Tax Notice To:

This Instrument Prepared By:
Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35260
(205) 979-9070

No title opinion or insurance requested, none rendered.

Shelby County, AL 02/08/2012
State of Alabama
Deed Tax: \$350.00