

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
John Scruggs
342 Creekside Lane
Pelham, AL 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ELIZABETH S. MILAZZO and ANDREW J. MILAZZO, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JOHN SCRUGGS** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 258, according to the Final Plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, Page 55, in the Probate Office of Shelby County, Alabama.

Together with the Nonexclusive Easement to use the common areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions, a Residential Subdivision, filed for record as Instrument 20050425000196100 in the Probate Office of Shelby County, Alabama.

\$180,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 18th day of May, 2012.


ELIZABETH S. MILAZZO


ANDREW J. MILAZZO


20120522000181480 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/22/2012 09:44:24 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ELIZABETH S. MILAZZO and ANDREW J. MILAZZO**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of May, 2012.

NOTARY PUBLIC
My commission expires:

**MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-15-14**