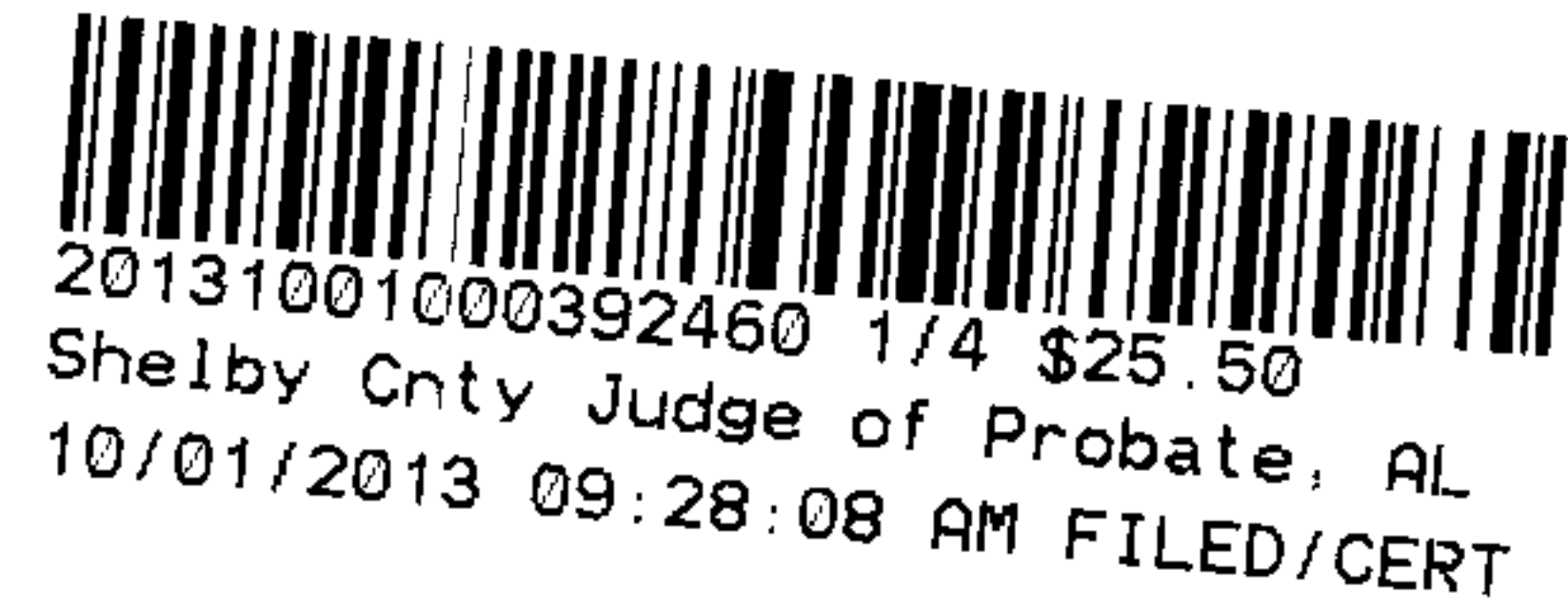


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



[Space Above This Line For Recording Data]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Thirty Five Thousand and no/100 Dollars (\$135,000.00)** and other good and valuable consideration to the undersigned grantors,

Brian P. Weber, an unmarried man

in hand paid by the grantee,

Katherine Flynn Hollinger

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 171, according to the Survey of Cottages at Stonehaven, Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Rights or claims of parties in possession not shown by the public records.**
- 2. Easements or claims thereof, which are not shown by the public records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.**
- 4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon.**
- 6. The policy does not insure against any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 7. The lien of Ad Valorem taxes for the year 2013, and subsequent years. 2013 taxes are a lien but neither due nor payable until October 1, 2013.**
- 8. Municipal improvements, taxes, assessments and fire district dues against subject**

property, if any.

9. 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.

10. Such state of facts as shown on the plat of Cottages at Stonehaven, Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.

11. Easement to Colonial Pipeline Company as recorded in Volume 268, Page 817, in the Probate Office of Shelby County, Alabama.

12. Easement to Southern Natural Gas as recorded in Deed Book 91, Page 231, in the Probate Office of Shelby County, Alabama.

13. Covenant for storm water runoff control as recorded in Instrument No. 2000-4302.

14. Easement to Southern Bell Telephone and Telegraph Company as recorded in Instrument No. 1992-13513, in the Probate Office of Shelby County, Alabama.

15. Right of way to Alabama Power Company as recorded in Volume 247, Page 891 and Volume 225, Page 226, in the Office of the Judge of Probate of Shelby County, Alabama.

16. Easement to City of Pelham as recorded in Instrument No. 1994-7090, in the Probate Office of Shelby County, Alabama.

17. 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 as recorded in Volume 326, Page 951, in the Probate Office of Shelby County, Alabama.


19. 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. 1999-38524, in the Probate Office of Shelby County, Alabama.

\$132,554.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, **Katherine Flynn Hollinger** and her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30th day of September, 2013.


20131001000392460 2/4 \$25.50
Shelby Cnty Judge of Probate, AL
10/01/2013 09:28:08 AM FILED/CERT

WITNESS:


Brian P. Weber

STATE OF ALABAMA
SHELBY COUNTY

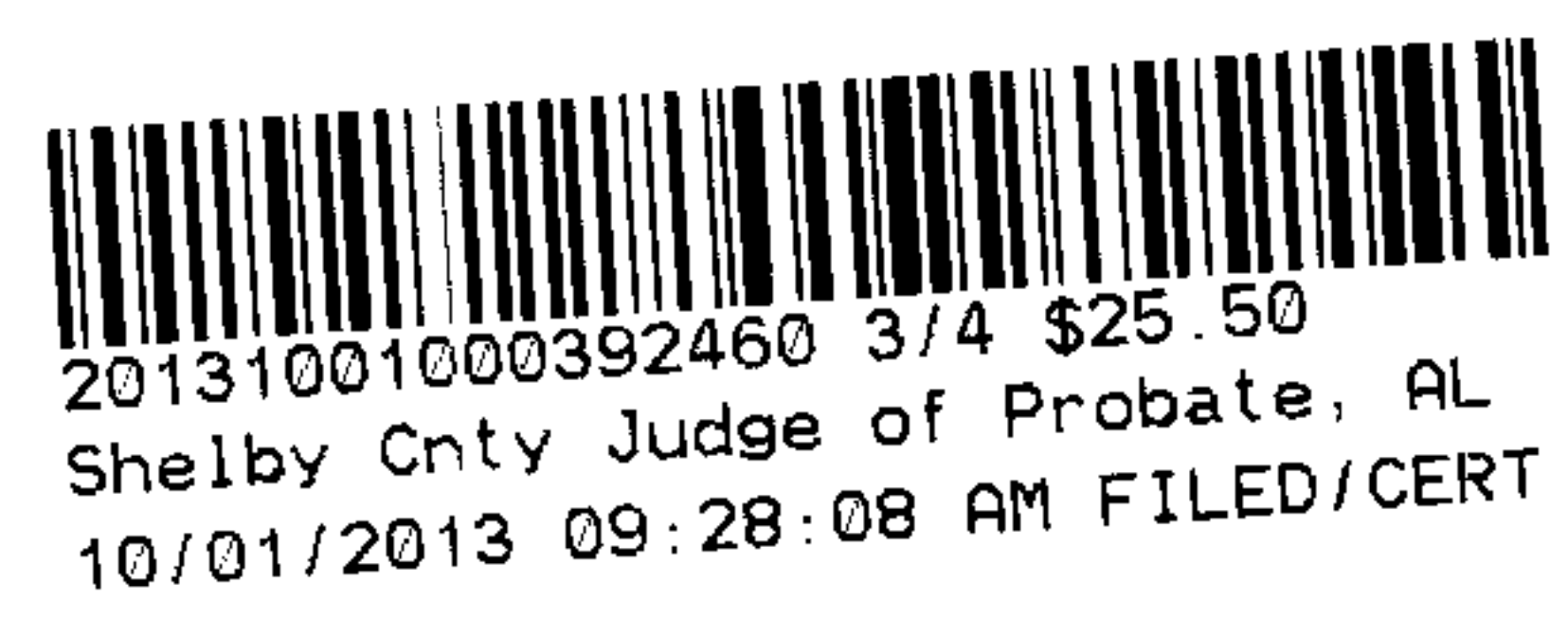
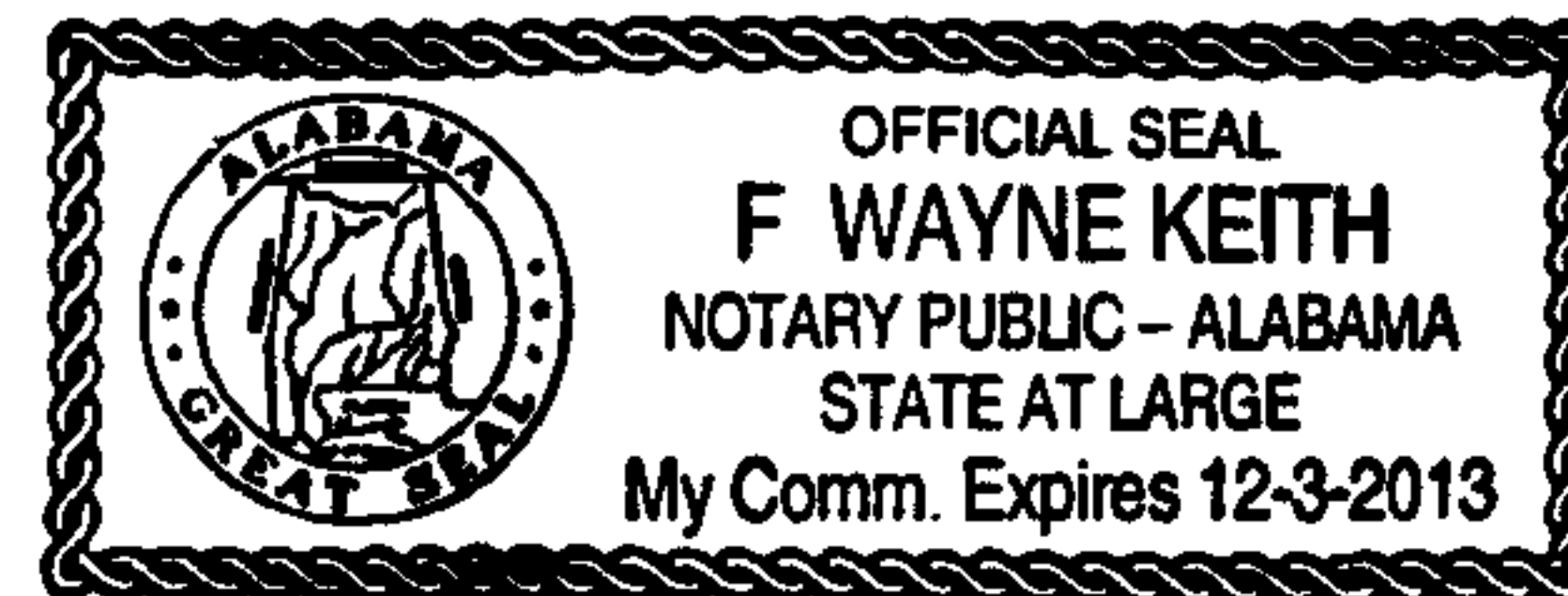
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Brian P. Weber, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of September, 2013.



Notary Public

SEND TAX NOTICE TO:
Katherine Flynn Hollinger
203 Stone Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Brian P. Weber

Mailing Address : 620 Chesser Court
Chelsea, AL 35043

Grantee's Name: Katherine Flynn Hollinger

Mailing Address: 119 Haysbury Lane
Pelham, AL 35124

Properly Address: 203 Stone Circle
Pelham, AL 35124

Date of Transfer: September 30, 2013

Total Purchase Price \$135,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: September 30, 2013

x

Sign

verified by Brian P. Weber-grantor

x

Sign

verified by Katherine Flynn Hollinger -
grantee

RT-1

