

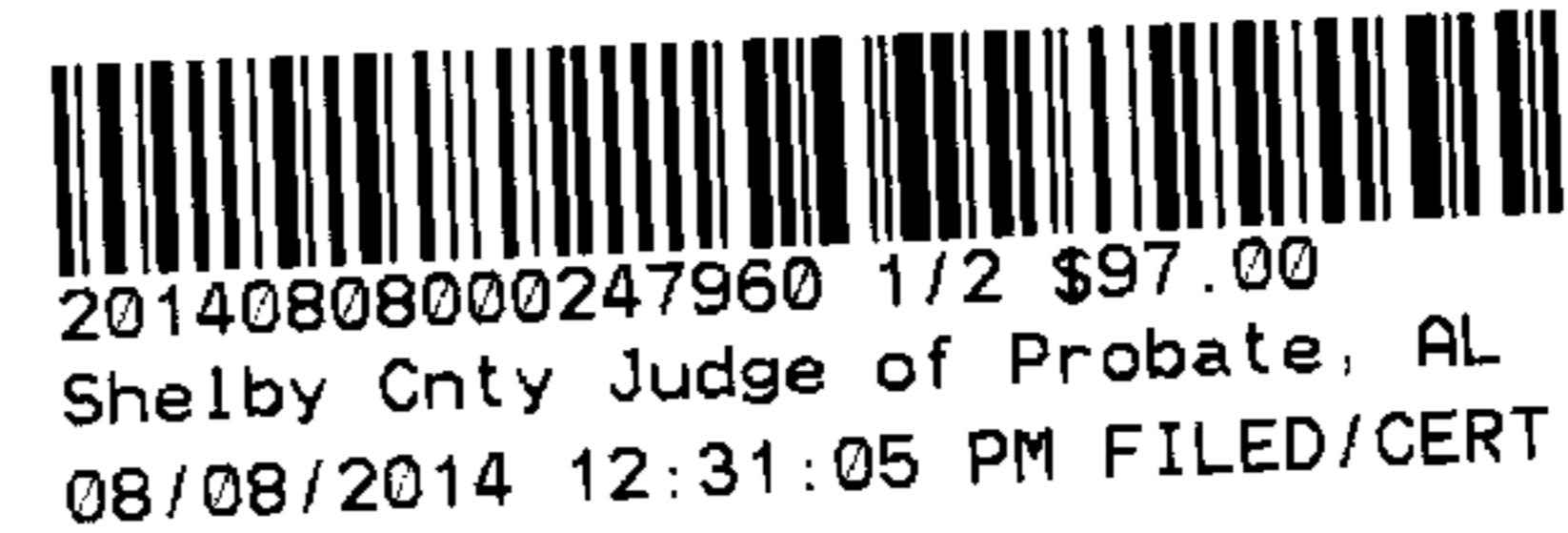
Send tax notice to:

SCOTT E. KLESIUS
6220 EAGLE POINT CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014363



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$399,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MICHAEL R. HALLMAN, SR. and KIM L. HALLMAN, HUSBAND AND WIFE **whose mailing address is:** 10 Box 382912, Birmingham AL 35238 (hereinafter referred to as "Grantors") by SCOTT E. KLESIUS and MICHELE KLESIUS **whose mailing address is: 6220 EAGLE POINT CIRCLE BIRMINGHAM, AL 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 917, ACCORDING TO THE SURVEY OF EAGLE POINT, 9TH SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. BUILDING SETBACK LINES OF 30 FEET AS RECORDED IN MAP BOOK 22, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 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 NATIONLA ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1997-19270 AND RESTATED IN INSTRUMENT NO. 20071218000568460, IN THE PROBATE OFFICE OF SHELBYCOUNTY, ALABAMA.
4. EASEMENT AS RECORDED IN INSTRUMENT NO. 1993-3817; INSTRUMENT NO. 1996-1572; INSTRUMENT NO. 1996-26590 AND INSTRUMENT NO. 1999-12006.
5. EASEMENT AND RIGHT OF WAY AS RECORDED IN DEED BOOK 290, PAGE 848.
6. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408 AND DEED BOOK 149, PAGE 380.
7. EASEMENTS AND RIGHT OF WAY FOR ROADS AND UTILITIES AS SET OUT IN CONDEMNATION CASE NUMBER 19-278; LIS PENDENS BOOK 42, PAGE 263 (REFILED IN INSTRUMENT NO. 1993-3429) AND LIS PENDENS BOOK 42, PAGE 303 (REFILED IN INSTRUMENT NO. 1992-3427), AMENDED IN LIS PENDENS BOOK 42, PAGE 287 (REFILED IN INSTRUMENT NO. 1992-3428) AND AS SET OUT IN INSTRUMENT NO. 1993-8450.
8. EASEMENT AS RECORDED IN INSTRUMENT NO. 1994-36376.
9. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1993-24183, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 336, PAGE 224 AND DEED BOOK 337, PAGE 245, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

11. RESERVATION OF EASEMENT RIGHT AND RIGHT OF WAY AND THE RIGHT OF OTHERS TO THE USE THEREOF RESERVED IN INSTRUMENT NO.1996-01572; DEED BOOK 290, PAGE 842; DEED BOOK 343, PAGE 561; INSTRUMENT NO. 1996-26590 AND REAL 223, PAGE 688.
12. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 22, PAGE 102 IN PROBATE OFFICE; THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANT WILL NOT RESULT IN A FORFEITURE OR REVERSION OF TITLE.
13. RESTRICTIONS, LIMATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 102.
14. NOTICE REGARDING AVAILABILITY OF SANITARY SEWER SERVICE IN FAVOR OF SWWC UTILITIES, INC, AS RECORDED IN INSTRUMENT NO. 20131204000469380 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$319,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 25th day of July, 2014.

20140808000247960 2/2 \$97.00
 Shelby Cnty Judge of Probate, AL
 08/08/2014 12:31:05 PM FILED/CERT

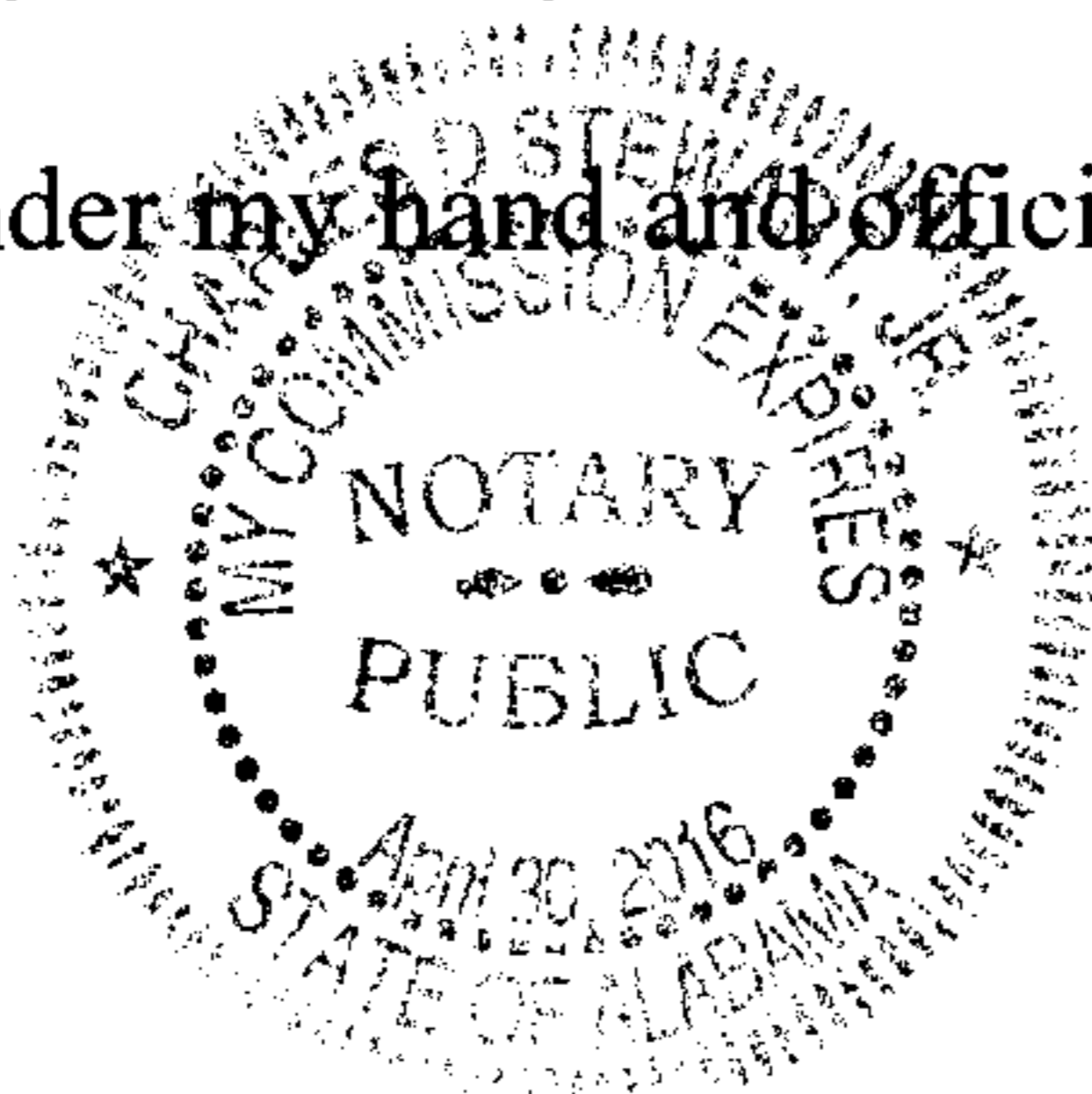
Michael R. Hallman Sr.
 MICHAEL R. HALLMAN, SR.

Kim L. Hallman
 KIM L. HALLMAN

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL R. HALLMAN, SR. and KIM L. HALLMAN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2014.



Charles J. Stewart, Jr.
 Notary Public
 Print Name *Charles J. Stewart, Jr.*
 Commission Expires:
 9-30-16