


Send tax notice to:
LOUIS PAUL PRIOLO
120 LAKE DAVIDSON LN
HELENA, AL 35080

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

STATE OF ALABAMA
Shelby COUNTY

2015048

WARRANTY DEED


20150209000042350 1/2 \$127.00
Shelby Cnty Judge of Probate, AL
02/09/2015 02:07:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand and 00/100 Dollars (\$194,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RITA HOLZHAUER, an UNMARRIED WOMAN **whose mailing address is:**

4042 Kats Cant Helena AL 35080 (hereinafter referred to as "Grantors") by LOUIS PAUL PRIOLO and KIMBERLY DIANE PRIOLO **whose mailing address is:** 120 LAKE DAVIDSON LN, HELENA, AL, 35080 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 10, ACCORDING TO THE MAP OF SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.
3. RESTRICTIONS, LIMITATIONS, SETBACKS, COVENANTS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COMMON AREAS AS SHOWN ON THE MAP OR SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 1997-9763, IN SAID PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 57, PAGE 88; DEED BOOK 146, PAGE 304 AND DEED BOOK 177, PAGE 499, IN SAID PROBATE OFFICE.
6. RIGHT OF WAY TO L & N RECORDED IN DEED BOOK 42, PAGE 629, IN SAID PROBATE COURT.

7. EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH RECORDED IN REAL 184, PAGE 22 AND REAL 184, PAGE 422, IN SAID PROBATE OFFICE.
8. EASEMENT TO THE TOWN OF HELENA RECORDED IN DEED BOOK 187, PAGE 390; DEED BOOK 307, PAGE 815 AND DEED BOOK 310, PAGE 976, IN SAID PROBATE OFFICE.
9. RIGHT OF WAY TO PLANTATION PIPELINE COMPANY RECORDED IN BOOK 112, PAGE 296 AND DEED BOOK 318, PAGE 687, IN SAID PROBATE OFFICE.
10. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.

\$84,000.00 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 28th day of January, 2015.



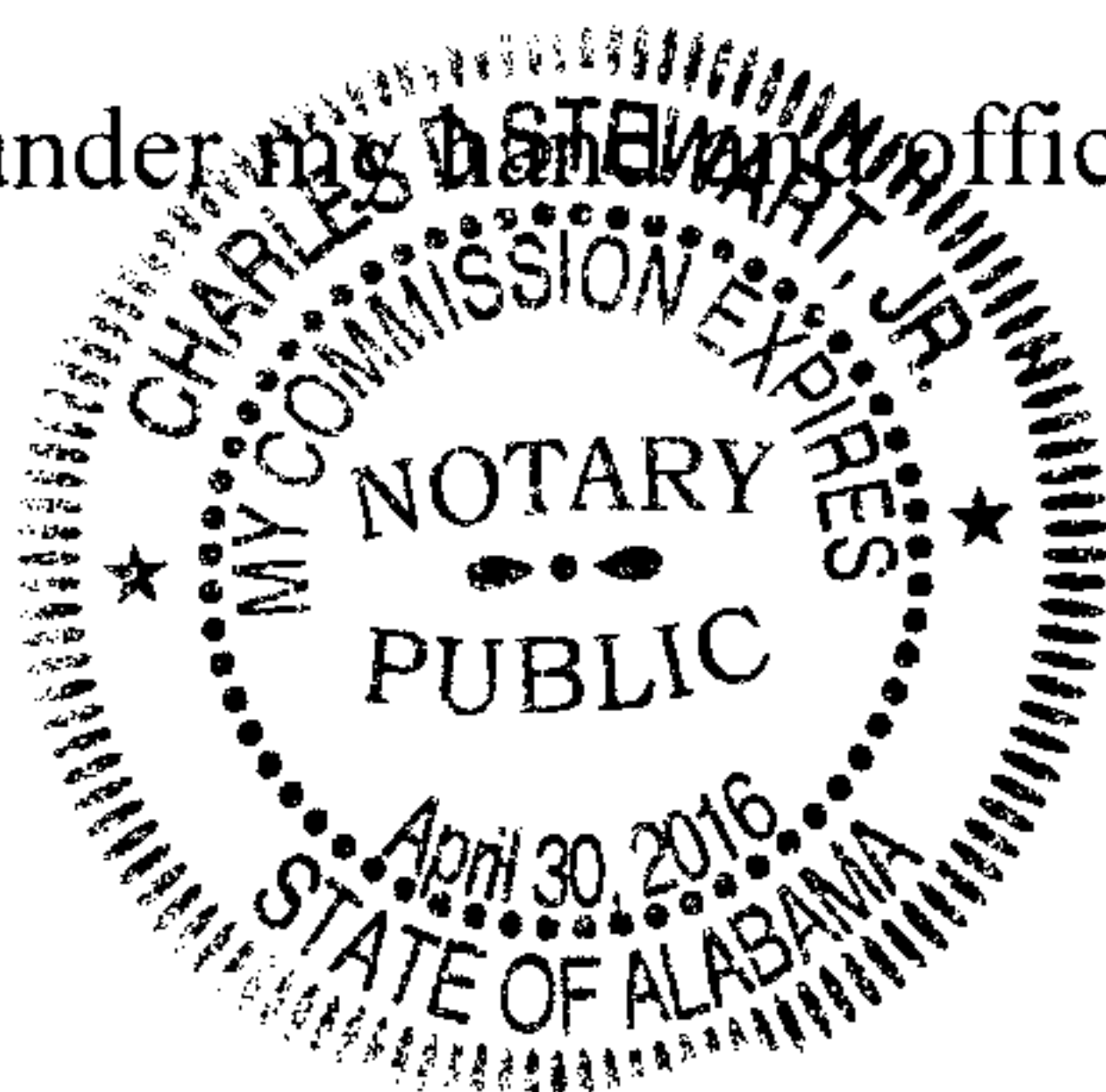
RITA HOLZHAUSER

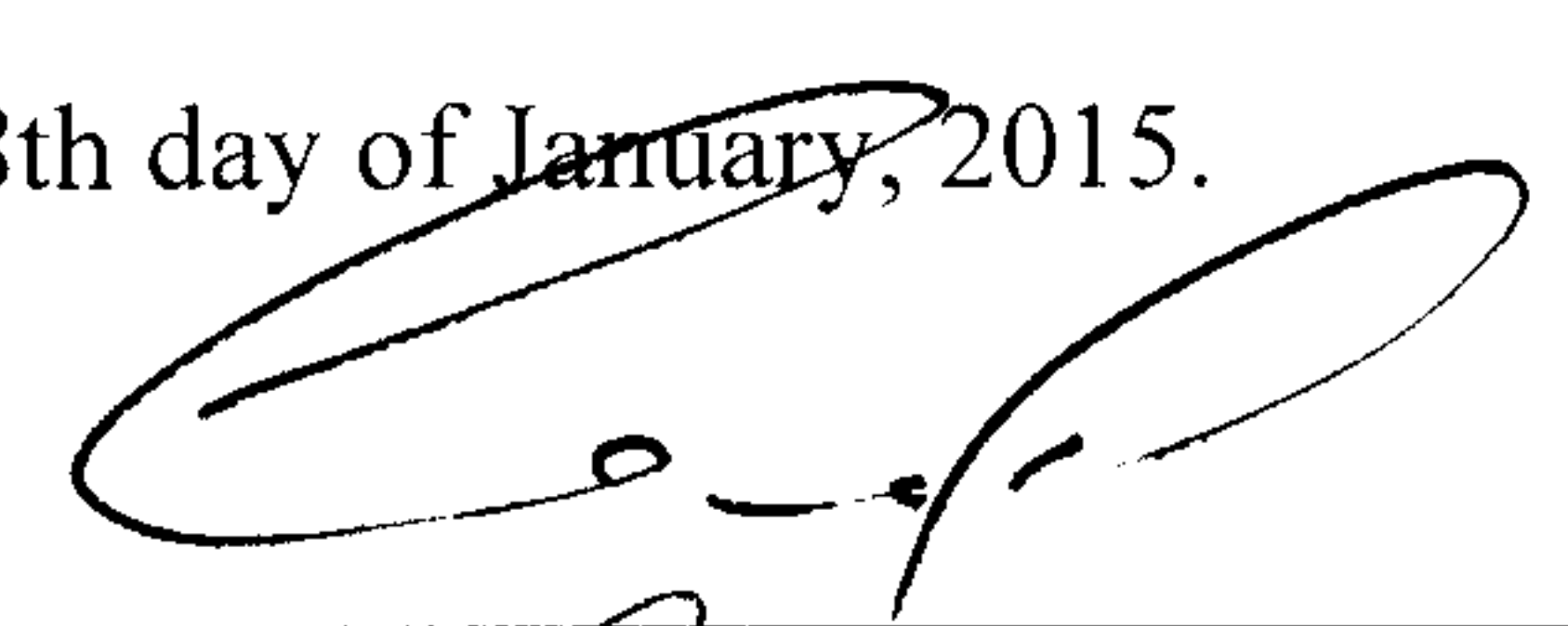
STATE OF ALABAMA
COUNTY OF SHELBY


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RITA HOLZHAUSER whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my official seal this the 28th day of January, 2015.





Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:

430-16