


Send tax notice to:  
SCOTT L. MEYERPETER  
410 OLMSTED ST  
BIRMINGHAM, AL 35242

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

2015154

**WARRANTY DEED**

  
20150327000097280 1/3 \$94.00  
Shelby Cnty Judge of Probate, AL  
03/27/2015 12:20:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM CANALE and MOLLY CANALE, HUSBAND AND WIFE **whose mailing address is:** 20316 Brook Highland Ridge Birmingham Al 35242 (hereinafter referred to as "Grantors") by SCOTT L. MEYERPETER and KATIE D. MEYERPETER **whose mailing address is:** 410 OLMSTED ST, 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:

**SEE ATTACHED EXHIBIT 'A'**

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. Agreement with Shelby County recorded in Real 235, page 611, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Volume 346, page 636, in the Probate Office of Shelby County, Alabama.
4. Mt. Laurel Master Deed Restrictions recorded in Instrument 2000-35579, amended by First Amendment recorded in Instrument 2000-36270; re-recorded in Instrument 2000-388959; Second Amendment recorded in Instrument 2000-38860; Third Amendment recorded in Instrument 2001-03681; Fourth Amendment recorded in Instrument 20030213000091860; Fifth Amendment recorded in Instrument 20030327000184530; Sixth Amendment recorded in Instrument 20030327000184540; Seventh Amendment recorded in Instrument 20030527000327720 and Eighth Amendment recorded in Instrument 20040413000191810, Ninth Amendment recorded in Instrument 20040623000340720, Tenth Amendment recorded in Instrument 20041015000569110, Eleventh Amendment as recorded in 20040714000352130, Twelfth Amendment as recorded in Instrument 20061219000616320, Thirteenth Amendment as recorded in Instrument 20071022000487350, Fourteenth Amendment as recorded in Instrument 20080718000289820, Fifteenth Amendment as recorded in Instrument 20081219000470230, Sixteenth Amendment as recorded in Instrument 20091117000427120 in the Probate Office of Shelby County, Alabama. (collectively, the "Master Deed Restrictions")
5. Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions recorded in Instrument 2000-35580; First Amendment recorded in Instrument 2000-36270; re-recorded in Instrument 2000-38859; Second Amendment recorded in Instrument 2000-38860; Third Amendment recorded in Instrument 2001-03681; Fourth Amendment recorded in Instrument 20030213000091860; Fifth Amendment recorded in Instrument 20030327000184530; Sixth Amendment recorded in Instrument 20030327000184540; Seventh Amendment recorded in Instrument 20030527000327720 and Eighth Amendment recorded in Instrument 20040413000191810, Ninth Amendment recorded in Instrument 20040623000340720, Tenth Amendment recorded in Instrument 20041015000569110, Eleventh Amendment as recorded in 20040714000352130, Twelfth Amendment as recorded in Instrument 20061219000616320, Thirteenth Amendment as recorded in Instrument 20071022000487350, Fourteenth Amendment as recorded in Instrument 20080718000289820, Fifteenth Amendment as recorded in Instrument 20081219000470230, Sixteenth Amendment as recorded in Instrument



- 20091117000427120, in the Probate Office of Shelby County, Alabama. (collectively, the "Declaration")
6. Easement to Alabama Power Company as recorded in Instrument 20060630000315180, Instrument 2006063000031510, Instrument 20060630000315170, Instrument 20060630000315180, Instrument 20060630000315190, Instrument 20061212000602700 and Instrument 20061212000602710, in the Probate Office of Shelby County, Alabama.
  7. Mt. Laurel Town Center Covenants as recorded in Instrument 20030327000184510, First Amendment recorded in Instrument 20040623000340730, Second Amendment as recorded in Instrument 20070405000154820 in the Probate Office of Shelby County, Alabama.
  8. Sewer Service Agreement by and between Double Oak Water Reclamation LLC and EBSCO Development Company Inc., as set out in Instrument 1999-35429 and Instrument 20121107000427740, in the Probate Office of Shelby County, Alabama.
  9. Easement granted to Marcus Cable as recorded in Instrument 20101221000428650, in the Probate Office of Shelby County, Alabama.
  10. Easement to Alabama Power Company as recorded in Instrument 200416-3592, in the Probate Office of Jefferson County, Alabama.
  11. Restrictions, Conditions, Limitations, Reservations, Mineral and Mining Rights and Release of Damages appearing of record in Instrument 20040416000199780, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

\$296,000.00 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.

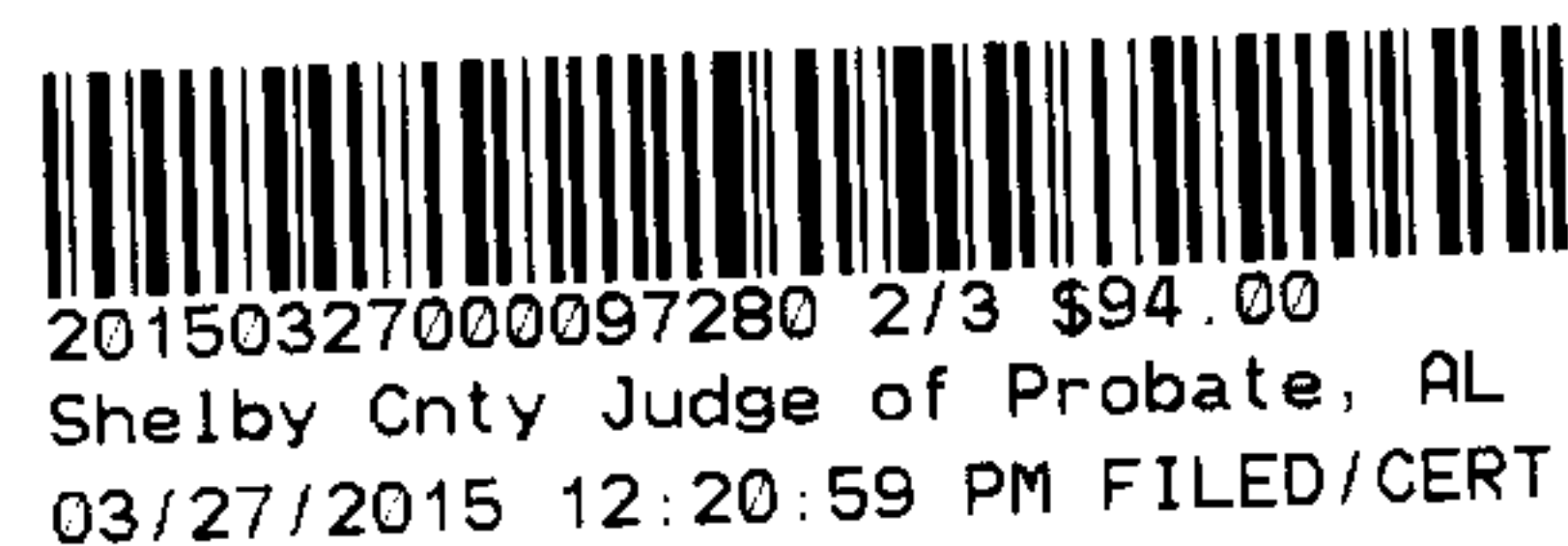
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of March, 2015.

  
WILLIAM CANALE

  
MOLLY CANALE

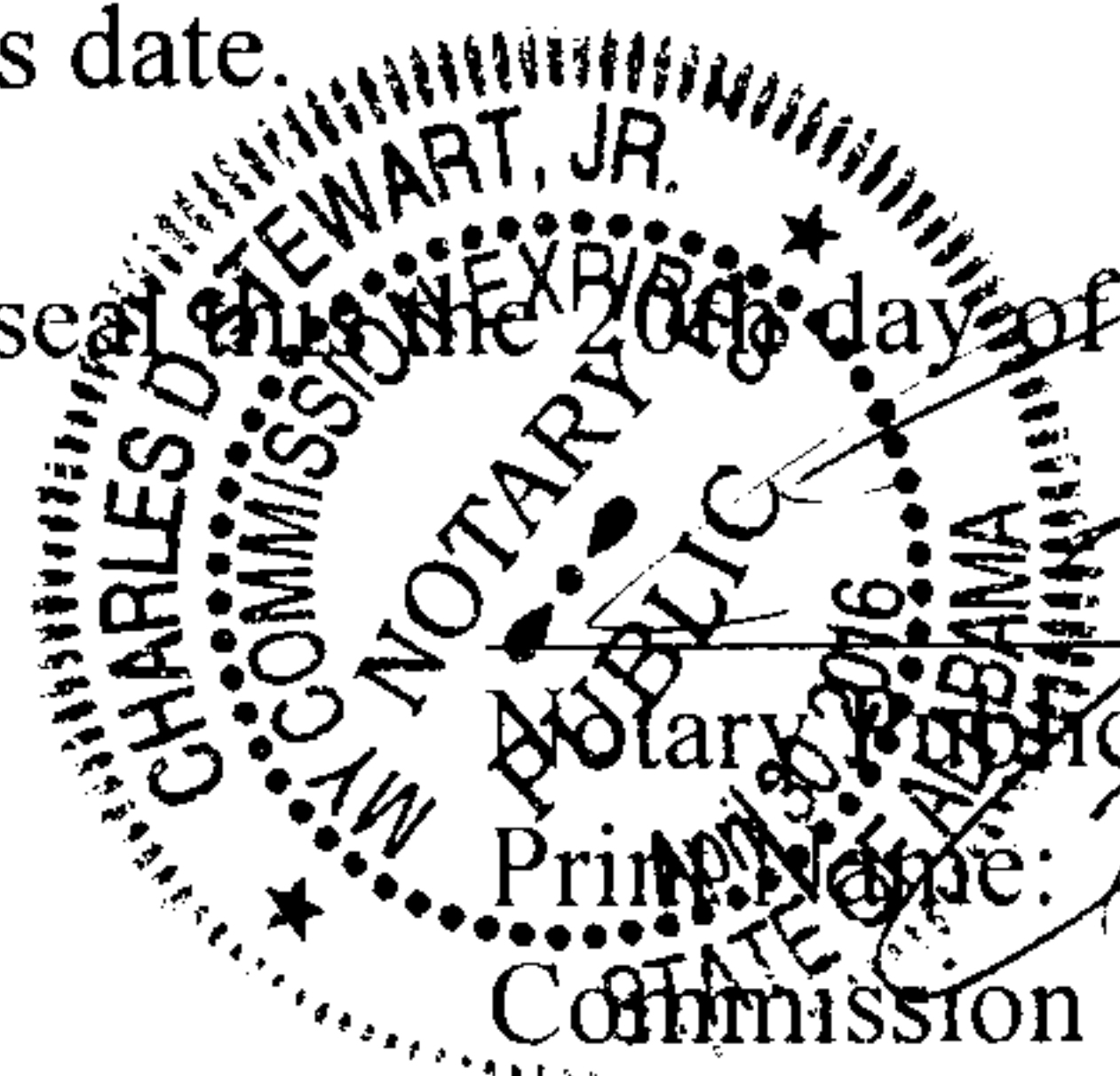
STATE OF ALABAMA

COUNTY OF SHELBY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM CANALE and MOLLY CANALE 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 hand and official seal on the 20th day of March, 2015.



Charles D. Stewart, Jr.  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 03/27/2016

830-16


### **EXHIBIT "A" - LEGAL DESCRIPTION**

**Lot 11-24, Block 11, according to the Survey of Mt Laurel-Phase II, as recorded in Map Book 30, Page 10, in the Probate Office of Shelby County, Alabama; being situated In Shelby County, Alabama.**

**And,**

**A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, and being a part of Mt. Laurel-Phase II Subdivision as recorded in Map Book 30, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:**

**Commence at the Easternmost corner of Lot 11-24, Block 11, according to the Survey of Mt. Laurel-Phase II, as recorded in Map Book 30, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northernmost corner of Lot 11-25, Block 11, of said survey, and run in a Southwesterly direction along the common lot line of said lots 11-24 and 11-25 for a distance of 90.16 feet to the point of beginning; thence continue along the last described course for a distance of 1.00 feet to a point; thence turn an angle to the right of 72 deg. 21 min. 28 sec. and run in a Northwesterly direction for a distance of 38.56 feet to the Southwestern corner of said Lot 11-24, said lot corner being on a curve to the right having a radius of 69.00 feet and a central angle of 32 deg. 43 min. 36 sec.; thence turn an angle to the right of 162 deg. 13 min. 56 sec. (angle measured to tangent) and run along said curve and along the Southern boundary of said Lot 11-24 for a distance of 39.41 feet to the Point of Beginning; being situated in Shelby County, Alabama.**

  
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