

Send tax notice to:  
JAMEY HOLT  
3940 CANNOCK DR  
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

2015297

**WARRANTY DEED**

20150603000183090 1/4 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/03/2015 08:28:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$414,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES L. GRIFFIN and SHARON H. GRIFFIN, HUSBAND AND WIFE **whose mailing address** is: 3771 MONTEVALLO ROAD, BIRMINGHAM, AL 35213 (hereinafter referred to as "Grantors") by JAMEY HOLT AND SIMS HOLT **whose mailing address** is: 3940 CANNOCK DR, 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 tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 184, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

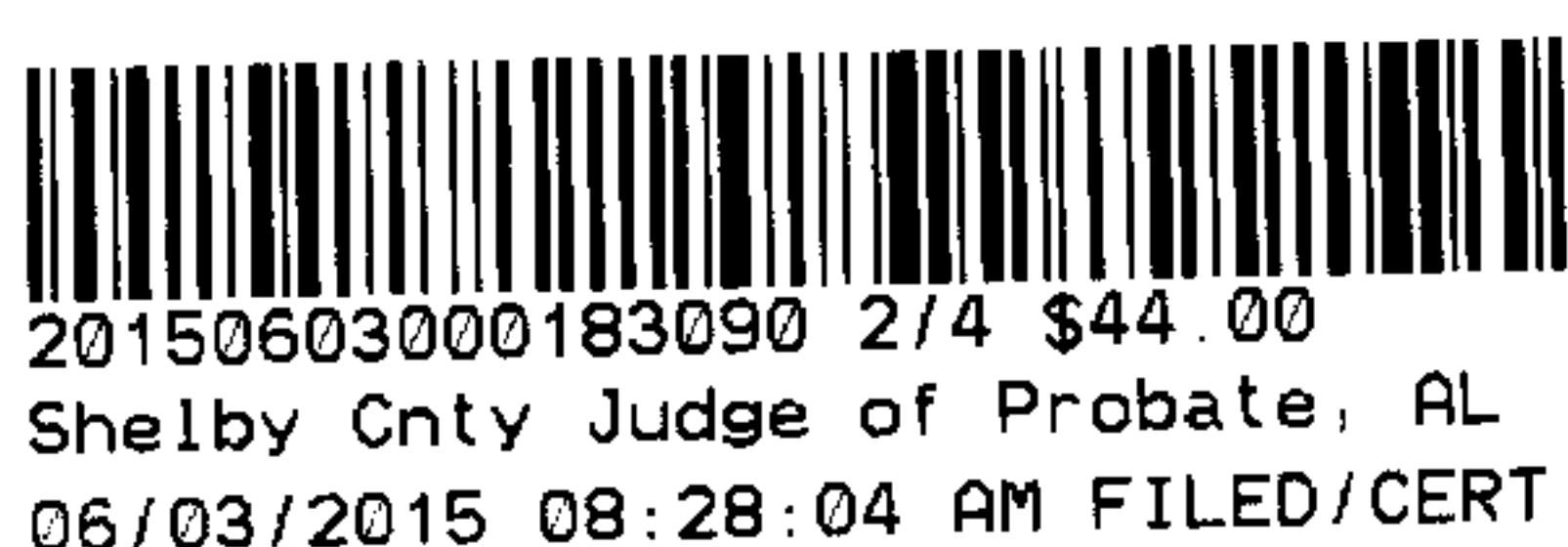
**JAMES L. GRIFFIN IS ONE AND THE SAME AS JAMES LAUREN GRIFFIN.**

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. RESTRICTIONS, CONDITIONS AND LIMITATIONS AS SET FORTH IN INSTRUMENT 2001-1342 AND INSTRUMENT 2001-4260 AND INSTRUMENT 1998-19414.
3. BUILDING SET BACK LINES AS SHOWN BY RECORD PLATED MAP.
4. EASEMENTS AS SHOWN BY RECORD PLAT.
5. EASEMENT OF UNDETERMINED WIDTH ON NORTHWEST CORNER AS SHOWN BY RECORDED MAP.
6. RELEASE OF DAMAGES RECORDED IN REAL 354, PAGE 646.
7. DECLARATION OF PROTECTIVE COVENANTS FOR THE WATERSHED PROPERTY, WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS, ETC. OF THE DEVELOPMENT, ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING RECORDED IN REAL 194, PAGE 54.
8. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 254, IN THE PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC. AS

RECORDED IN REAL 194, PAGE 281 AND BY-LAWS OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC. AS RECORDED IN REAL 194, PAGE 287 IN SAID PROBATE OFFICE, AMENDED IN REAL 228, PAGE 882; REAL 228, PAGE 886; REAL 255, PAGE 131; REAL 263, PAGE 604; REAL 311, PAGE 78 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 1<sup>ST</sup> PHASE, RECORDED IN REAL 317, PAGE 767, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. A NON-EXCLUSIVE EASEMENT AND AGREEMENT BETWEEN EDDLEMAN AND ASSOCIATES AND THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM DATED 7/11/88 AND RECORDED IN REAL 194, PAGE 20 AND REAL 194, PAGE 43.
10. EASEMENT AND AGREEMENTS FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF HIO AND THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN REAL 194, PAGE 1 AND REAL 194, PAGE 40.
11. DRAINAGE AGREEMENT FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEMS OF OHIO AND EDDLEMAN AND ASSOCIATES RECORDED IN REAL 125, PAGE 238.
12. RECIPROCAL EASEMENT AGREEMENT FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEMS OF OHIO AND EDDLEMAN AND ASSOCIATES AS RECORDED IN REAL 125, PAGE 249 AND REAL 199, PAGE 18.
13. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 32, PAGE 48 AND DEED BOOK 121, PAGE 294.
14. RESTRICTIVE COVENANTS REGARDING ALABAMA POWER COMPANY RECORDED IN REAL 181, PAGE 995.  
NOTE: SINK HOLE PRONE AREAS AS SHOWN IN MAP BOOK 14, PAGE 83, SHELBY COUNTY, ALABAMA.
15. AGREEMENTS FOR BROOK HIGHLAND AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 254, IN PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC., AS RECORDED IN REAL 194, PAGE 281 AND BY-LAWS OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC., AS RECORDED IN REAL 194, PAGE 287, IN SAID PROBATE OFFICE, AND AMENDED IN REAL 228, PAGE 882; REAL 228, PAGE 886; REAL 255, PAGE 131; REAL 263, PAGE 604; REAL 311, PAGE 78 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY 6<sup>TH</sup> SECTOR, 1<sup>ST</sup> PHASE AS RECORDED IN REAL 317, PAGE 767 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. EASEMENTS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 254, IN PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNER'S EDUCATION, INC. AS RECORDED IN REAL 194, PAGE 287 IN SAID PROBATE OFFICE; AND AMENDED IN REAL 228, PAGE 882; REAL 228, PAGE 886; REAL 255, PAGE 131; REAL 263, PAGE 604; REAL 311, PAGE 78 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLAND, AND EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 1<sup>ST</sup> PHASE, AS RECORDED IN REAL 317, PAGE 767, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
17. AGREEMENT BETWEEN EDDLEMAN AND ASSOCIATES AND THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN REAL 194, PAGE 20 AND REAL 194, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



18. AGREEMENTS FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND THE WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN REAL 194, PAGE 1 AND REAL 194, PAGE 40.

\$394,155.00 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 15th day of May, 2015.

*James Lauren Griffin, By Bart  
Everett McBride, His Attorney  
in Fact*

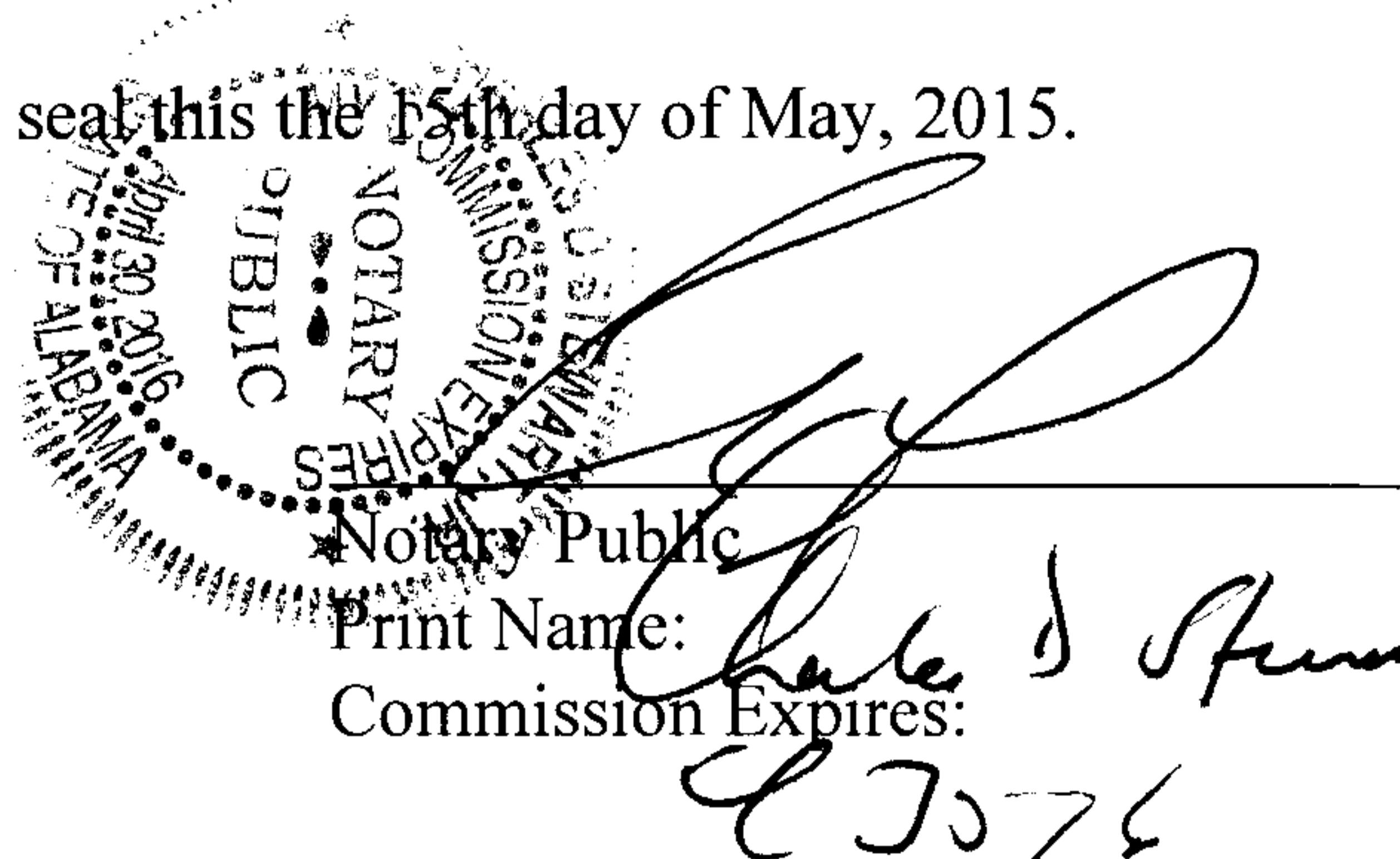
JAMES LAUREN GRIFFIN, BY BART EVERETT MCBRIDE, HIS ATTORNEY IN FACT.

*Sharon H. Griffin*  
SHARON H. GRIFFIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON H. GRIFFIN 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 this the 15th day of May, 2015.



Barcode  
20150603000183090 3/4 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/03/2015 08:28:04 AM FILED/CERT

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BART EVERETT MCBRIDE, whose name as Agent and Attorney in Fact for JAMES LAUREN GRIFFIN, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, HE executed the same voluntarily in HIS capacity as Attorney in Fact for JAMES LAUREN GRIFFIN on the day the same bears date.

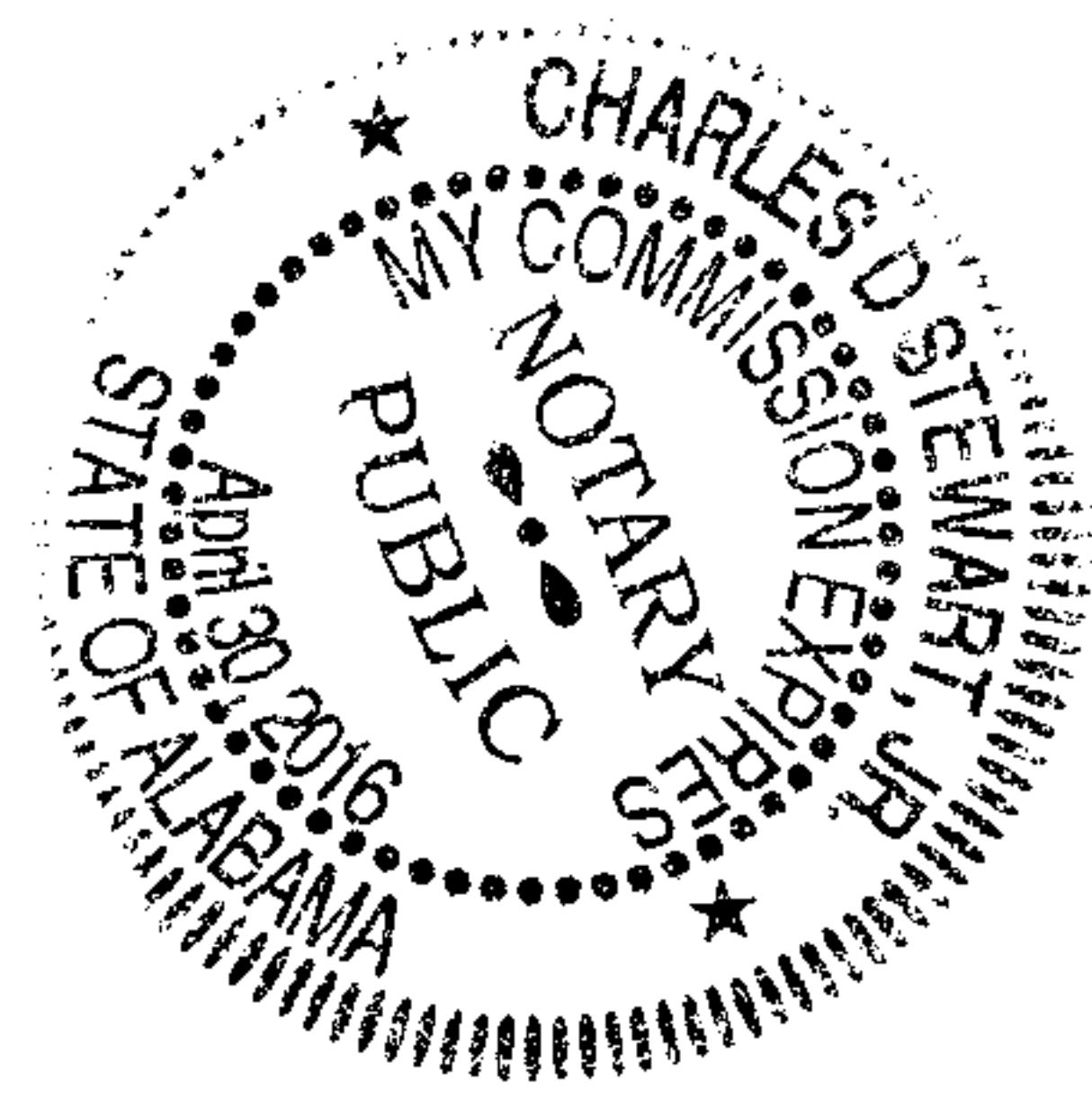
Given under my hand and official seal this the 15<sup>TH</sup> day of MAY, 2015.

Notary Public

Print Name: *Charles D Stewart, Jr*

Commission Expires:

*03/16*



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Shelby Cnty Judge of Probate, AL

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