

⑤ 01492-3414

This Instrument Prepared By: \$400,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.
92 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251) 928-5856

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED THOUSAND DOLLARS AND NO/100 (\$400,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, **AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC**, a **Pennsylvania Limited Liability Company**, (hereinafter referred to as **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **DON W. THOMASON and ANGELA R. THOMASON**, (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants contained in instrument recorded in Instrument #1994-07111, Instrument #1996-17543, Instrument #1999-31095, and Instrument #20051215000649670.
4. Reservation of oil, gas and minerals contained in instrument recorded in Book 28, Page 237; Instrument #1998-7776; Instrument #1998-7777 and Instrument #1998-7778.
5. Right of Way granted Birmingham Water and Sewer Board by instrument recorded in Instrument #1996-25667.
6. Easement granted Alabama Power Company by instrument recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355.

7. Agreement for underground residential distribution in favor of Alabama Power Company recorded in Instrument #1999-1186 and Instrument #20050203000056300.
8. Right of Way granted Shelby County by instrument recorded in Book 196, Page 246.
9. Lake Easement Agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Instrument #1993-15705.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd., recorded in Instrument #1993-15704.
11. Release of damages as set out in instrument recorded in Instrument #20050505000214850.
12. Terms, conditions, obligations, rules, regulations and by-laws of Highland Lakes Residential Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument No. 9402/3947, recorded in Jefferson County, Alabama.
13. 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 property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And GRANTOR does for itself and for its successors and assigns, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that it is lawfully seized of an indefeasible estate in fee simple of said premises; that it is in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; 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 SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 8th day of July 2016.

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC

By: Paul Fedigan

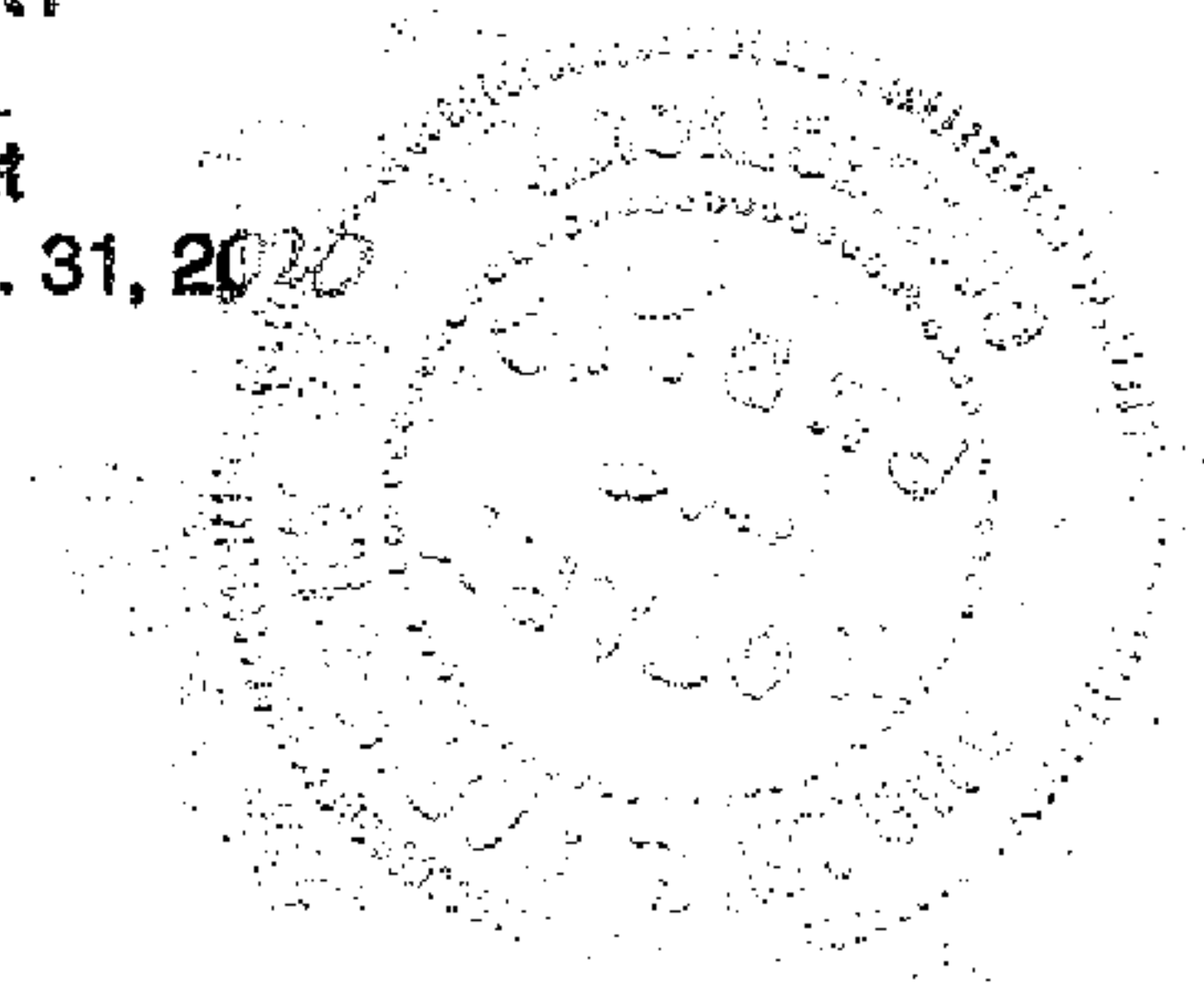
Its: Pamela Fedigan Agent

STATE OF Connecticut
COUNTY OF Fairfield

I, the undersigned Notary Public, in and for said State, hereby certify that Pamela Fedigan, whose name is signed to the foregoing conveyance as Agent of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance and in his/her capacity as Agent of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, and on behalf of AMERICAN INTERNATIONAL RELOCATION SOLUTIONS, LLC, as its act and deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2016.
(AFFIX NOTARIAL SEAL)

Susan E. Sarnecky
NOTARY PUBLIC **SUSAN E. SARNECKY**
My Commission Expires: Notary Public
State of Connecticut
My Commission Expires Aug. 31, 2020



PROPERTY ADDRESS:
137 Dunstan Drive
Birmingham, Alabama 35242

GRANTEE'S ADDRESS:

GRANTORS' ADDRESS:

EXHIBIT "A"

LOT 31-29, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 31ST SECTOR, PHASE 1, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

