

Send tax notice to:
XIAN FA YE
392 HOLLAND LAKES DRIVE S
PELHAM, AL, 35124

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

2023128T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Seven Thousand and 00/100 Dollars (\$367,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NEYSA HILL, AN UNMARRIED INDIVIDUAL**, whose mailing address is 308 Simem Rd Statham, GA 30666 (hereinafter referred to as "Grantors") by **XIAN FA YE and ERIC YE** whose property address is: **392 HOLLAND LAKES DRIVE S, PELHAM, AL, 35124** 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 94, according to the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama. TOGETHER WITH the non-exclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument #20050425000196100 amended by First Amendment recorded in Instrument #20050602000267270 and further amended by Second Amendment recorded in Instrument #20070312000109050, in the Probate Office of Shelby County, Alabama. (the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on the recorded map and survey of the Final Plat of Holland Lakes, Sector 1, as recorded in Map Book 34, page 85, in the Probate Office of Shelby County, Alabama.
3. 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, including those recorded in Deed Book 303, page 226 and Instrument #20101221000429240.
4. Declaration of Covenants, Conditions and Restrictions executed by Holland Lakes, Inc., and filed in Instrument #20050425000196100 amended by First Amendment recorded in Instrument #20050602000267270 and further amended by Second Amendment recorded in Instrument #20070312000109050, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Natural Gas recorded in Deed Book 90, pages 281 and page 461.

6. Easement to Postal Telegraph Cable Company recorded in Deed Book 90, pages 36 and 40.
7. Easement to AT&T as recorded in Deed Book 168, page 476.
8. Agreement for water line easement as recorded in Instrument #1993-22320.
9. Transmission line permits to Alabama Power Company recorded in Deed Book 113, page 52; Deed Book 113, page 95; Deed Book 107, page 533; Deed Book 102, page 205; Deed Book 141, page 506; Deed Book 170, page 262; Deed Book 55, page 454 and Deed Book 92, page 437.
10. Right of way to Shelby County recorded in Deed Book 167, pages 462, 465 and 467; Deed Book 169, page 59; Deed Book 271, page 748; Deed Book 256, page 868 and Deed Book 102, page 419. Right of way to Colonial Pipeline as recorded in Deed Book 269, page 203.
11. Easement to City of Pelham, as recorded in Deed Book 337, page 525. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.
12. Less and except any portion lying within Buck Creek.
13. Easement to City of Pelham for sewer as recorded in Instrument #1999-18787.
14. Easement to South Central Bell Telephone Company recorded in Real Book 20, page 150.
15. Restrictive covenants and grant of land easement to Alabama Power Company recorded in Instrument #20040910000506170 and Instrument #20061212000601480.
16. Right of Way granted to Alabama Power Company recorded in Instrument #20051031000564150.

\$275,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their 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 20 day of April, 2023.

STATE OF ALABAMA
COUNTY OF SHELBY

Neysa Hill
NEYSA HILL

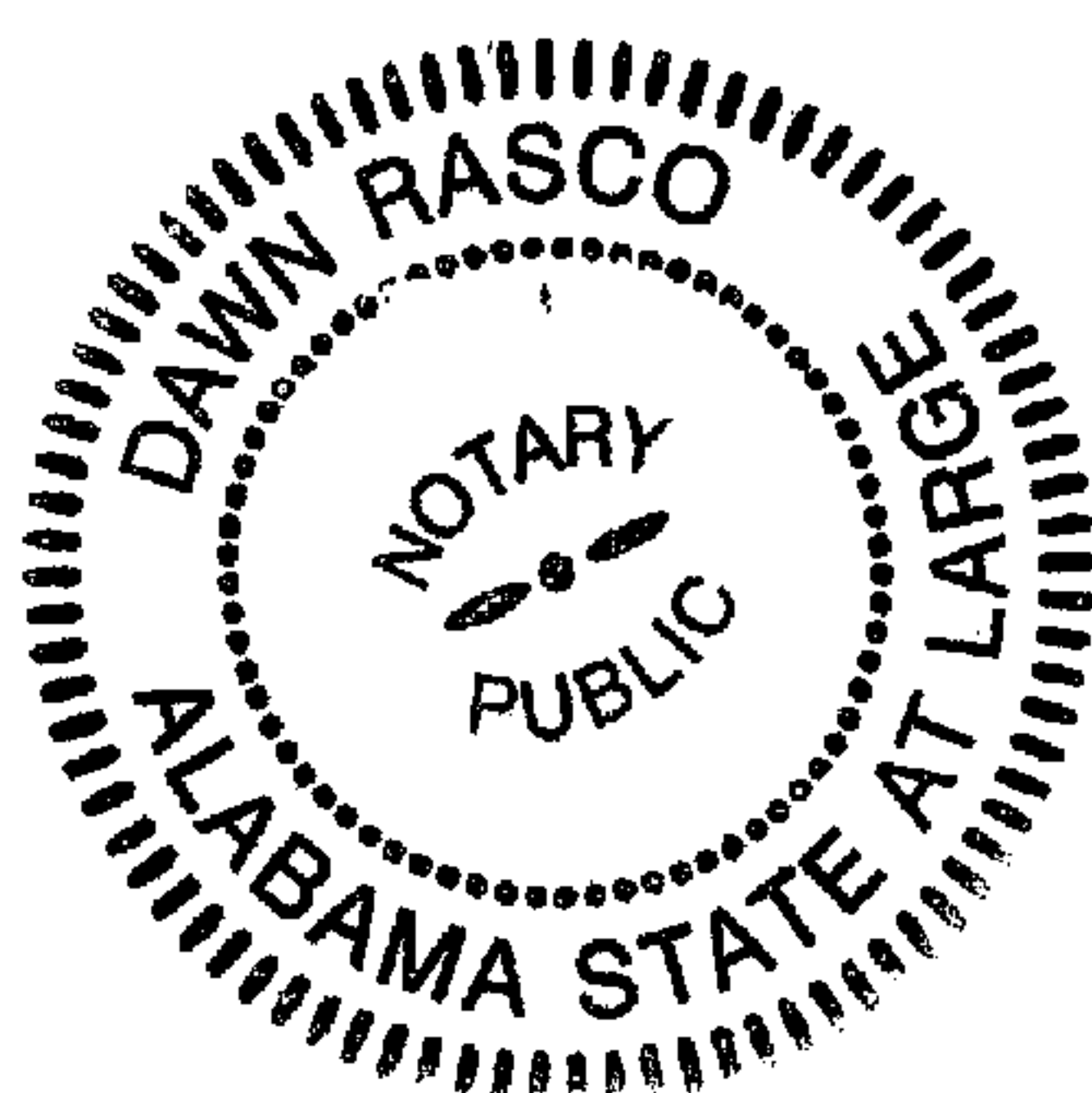


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2023 12:00:58 PM
\$117.00 JOANN
20230421000115380

Alvin S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NEYSA HILL whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of April, 2023.



Dawn Rasco
Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026