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# MAGIC CITY TITLE, INC.

3535 GRANDVIEW PARKWAY, SUITE 550 • BIRMINGHAM, ALABAMA 35243  
PHONE: (205)326-0250 • FAX: (205)326-0251

## TITLE REPORT

**ORDERED BY:** Halbrooks & Allen, LLC  
**ATTN:** Bill Halbrooks

**TITLE VESTED IN:** Sheron Johnson and Terry W. Johnson

**SOURCE OF TITLE:** Inst. No. 2015-30540

### LEGAL DESCRIPTION:

Lot 46, according to the Survey of Southlake First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama.

**COUNTY:** Legal located in Shelby County

### MORTGAGES, AGREEMENTS NOT TO ENCUMBER, VENDORS LIENS:

**NOTE:** Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact Magic City Title immediately for further review prior to closing.

### ADVALOREM TAXES FOR THE YEAR 2016 ARE PAID IN THE AMOUNT OF \$26,392.52 UNDER:

Parcel No. 10-4-17-0-001-013.054

**NOTE:** The above tax information is provided for informational purposes only. Tax information has been based on the present assessment rolls, but is subject to changes or future adjustments that may be made by the Tax Assessor or by the County's Board of Equalization. No Liability is assumed for the accuracy of the account of taxes paid or for any changes imposed by said county authority.

### RECORDED TAX LIENS, JUDGMENTS, AND OTHER POSSIBLE LIENS (Tax Liens and Judgments shown only as to identical title holder(s) and/or applicant(s).)

**Judgments:** none  
**Tax Liens:** none  
**Lis Pendens:** none  
**Mechanic's Liens:** none  
**Bankruptcy Proceedings:** NOT CHECKED  
**Title Exceptions:** SEE ATTACHED

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**Other matters, listed below, if any:**

1. We will require a written statement from the Homeowners Association stating that there are no unpaid association dues, if any, in favor of said association.
2. Statement from the Town Clerk of Hoover stating that there are no unpaid municipal improvement assessments against subject property or same will be excepted.

**NOTICE TO CUSTOMER:**

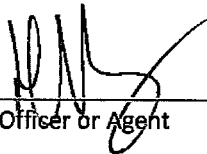
This title search is being made at the request of **Halbrooks & Allen, LLC**; said search being solely for the benefit of said party. This report is not to be construed as an opinion of title, title guarantee, nor title insurance policy. This report only pertains to matters searched in the public records as shown in the Office of Judge of Probate, Tax Assessor, and Tax Collector of said county during the period of time searched.

It is agreed and understood by acceptance hereof that the liability for any error or omission in this search is limited to the amount paid for said search.

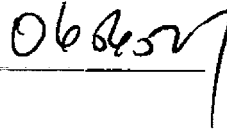
**Effective Date:** April 4, 2017 at 8:00 a.m.

Countersigned at:  
MAGIC CITY TITLE, INC.  
3535 Grandview Parkway  
Suite 550  
Birmingham, Alabama 35243  
License No: 0188020

By: \_\_\_\_\_



License No: \_\_\_\_\_



Authorized Officer or Agent

AES

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## TITLE EXCEPTIONS

1. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Right-of-way granted to Alabama Power Company recorded in Real 290, Page 996.
3. Restrictions and covenants appearing of record in Real 364, Page 395; Misc. 2, Page 298; Misc. 16, Page 768 and Real 257, Page 3.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
5. Declaration of Protective covenants of Southlake recorded in Real 160, Page 495.
6. Riparian rights associated with the River under applicable State and/or Federal law.
7. Restrictions, agreements and easements appearing of record in Real 182, Page 1 and Inst. No. 2015-30540.