

VALUE \$10,000.00 *J*

STATE OF ALABAMA
COUNTY OF SHELBY

Grantee's Address:
Po Box 444
Gadsden, AL ~~20522-0444~~
35902-0494

WARRANTY DEED

THIS INDENTURE, made this 29th day of ~~October~~ ^{September}, 2010, between **Jason B. Stinson**,
an unmarried man, hereinafter referred to as Grantor, and **Birmingham Townhouse, LLC**, an
Alabama limited liability company, hereinafter referred to as Grantee,

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00),
and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is
hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, the following
described real estate, to-wit:

Lot 153A, according to the Survey of Inverness Cove Phase 2 Resurvey #1, as
recorded in Map Book 36, page 110 A & B, in the Probate Office of Shelby
County, Alabama.

This property is conveyed subject to the following:

1. Ad valorem taxes accruing after October 1, 2009
2. Restrictions as shown by record map.
3. Easements to the city of Hoover as recorded in Real 365, page 871, and as
Instrument 1998-24499, Probate Office, Shelby County, Alabama.
4. Rights of Alabama Power Company as recorded in Real 365, page 785; Real
365, page 819; Instrument 1994-34517; Instrument 20051031000563550; Deed
Volume 306, page 10; Real 84, page 298; Real 127, page 54, and Real 3318, page
27, Probate Office, Shelby County, Alabama.
5. Declaration of Protective Covenants recorded as Instrument Number
20050113000020870, and as Instrument 20051006000521560, and amended in
Instrument 20060130000047870, Probate Office, Shelby County, Alabama.


TO HAVE AND TO HOLD the aforementioned premises, together with all
improvements, easements and appurtenances thereunto appertaining, unto Grantee, and unto
Grantee's heirs and assigns, forever.

And Grantor does, for itself, its successors and assigns, covenant with said Grantee, his
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from
all encumbrances, 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 title to the same unto said
Grantee, his heirs, personal representatives, and assigns forever, against the lawful claims of all
persons.



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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Grantor has executed these presents on this the day and date first above mentioned.


 9-29-2010

Jason B. Stinson

STATE OF ALABAMA
Cheekee
COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason B. Stinson, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 29th day of ~~October~~^{September}, 2010.




NOTARY PUBLIC 2/18/14

THIS INSTRUMENT PREPARED BY:

JAMES C. INZER, III, Attorney at Law
Inzer, Haney & McWhorter, P.A.
P.O. Drawer 287
Gadsden, AL 35902
(256)546-1656

State of Alabama
Deed Tax : \$10.00


20101011000337340 2/2 \$25.00
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