

20161102000403340
11/02/2016 01:10:43 PM
DEEDS 1/2

Send tax notice to:
KATHY RUNAE POSEY
636 WYNLAKE COVE
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016628

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TIMBERLINE CONSTRUCTION GROUP, LLC **whose mailing address is:** 2 Perimeter Park S, Ste 1030 E, Birmingham, AL 35244 (hereinafter referred to as "Grantor") by KATHY RUNAE POSEY **whose property address is:** 636 WYNLAKE COVE, ALABASTER, AL, 35007 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 92, according to the Survey of Wynlake, Phase 4C as recorded in Map Book 29, Page 15, Shelby County, Alabama Records.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL 15, PAGE 275, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
3. Such state of facts as shown on the plat of Wynlake, Phase 4c, as recorded in Map Book 29, Page 15, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument #1995-30874 and amended in Instrument # 2002-00857, in the Probate Office of Shelby County Alabama.
5. Release of damages as recorded in Instrument #2002-09165, as recorded in the Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company, as recorded in Deed 101, Page 75 and Deed 121, Page 191.
7. Right of way granted to Alabama Power Company as set forth in Real 40, Page 202.
8. Declaration of Marketing and Conveyance Covenants as set out in Instrument #2002-02006.

\$219,780.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, TIMBERLINE CONSTRUCTION GROUP, LLC, by Chris Hines, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28th day of October, 2016.

TIMBERLINE CONSTRUCTION GROUP, LLC

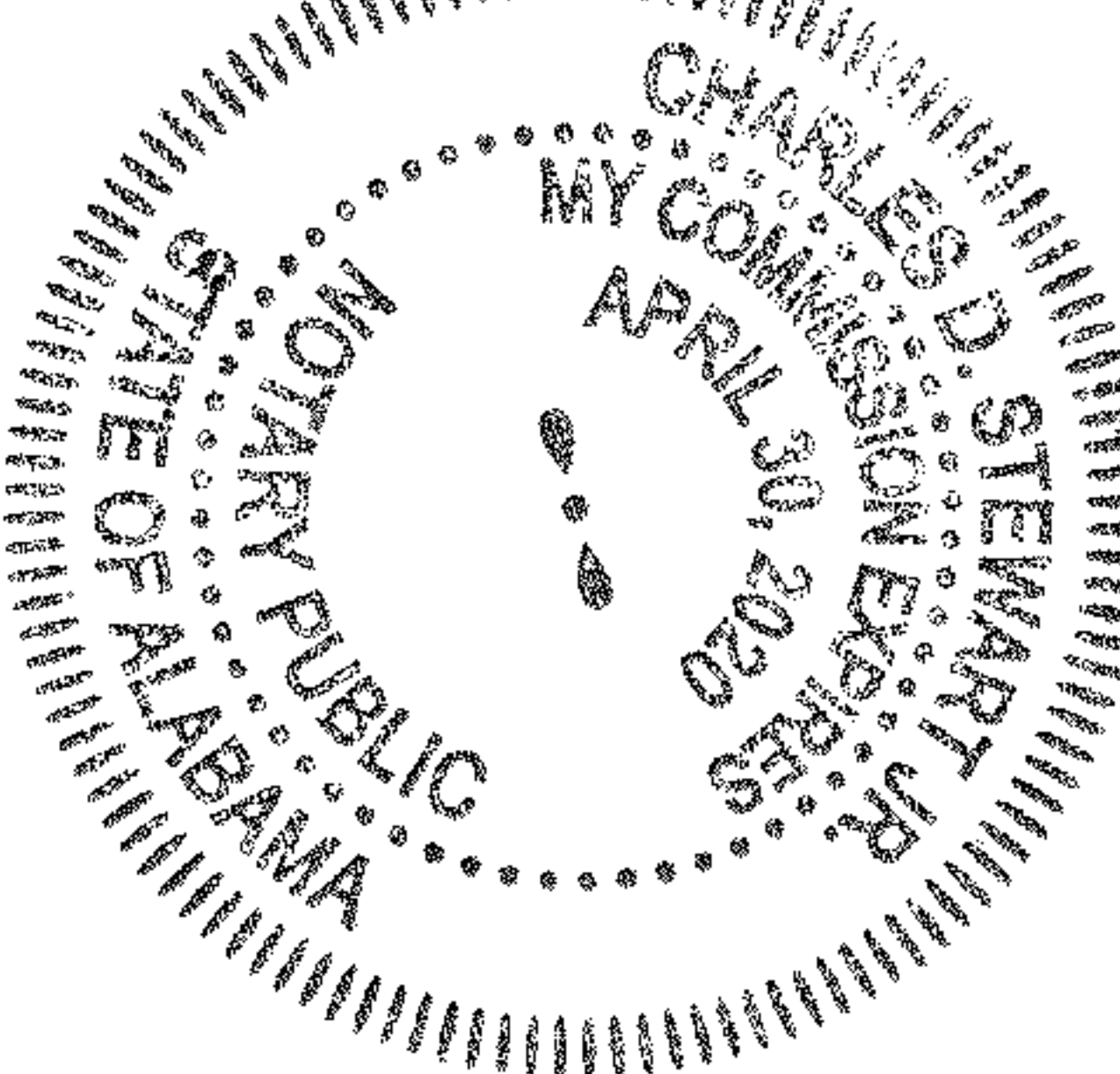
BY: CHRIS HINES

ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Hines, whose name as Member of TIMBERLINE CONSTRUCTION GROUP, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 28th day of October, 2016.



Notary Public

Print Name.

Commission Expires:

Charles D. Stewart Jr.
9/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 01:10:43 PM
\$38.50 CHERRY
20161102000403340

James W. Fuhrmeister