STATUTORY WARRANTY DEED

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Steve Hines
name
address

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Forty Thousand and no/100 ($340,000.00)----------Dollars

to the undersigned grantor, TP Development Company, LLC

a Limited Liability Company,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Steve Hines and Leigh Ann Hines

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 24 of Saunders Bridge, 1st Sector, as recorded in Map Book 38, pages 38A, 38B, 38C and 38D, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2007.

Subject to items on attached Exhibit A.

20070219000075290 1/2 $354.00
Shelby Cnty Judge of Probate,AL
02/19/2007 12:50:52PM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, Kenneth H. Polk, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 2007

ATTEST:

TP Development Company, LLC

By _____
Managing Member

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Kenneth H. Polk whose name as managing member of TP Development Company, LLC **a Limited Liability Company** 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said **Limited Liability Company.**

Given under my hand and official seal, this the 6th day of February 2007

My Commission Expires January 23, 2010

Larry L. Halcomb Notary Public

EXHIBIT A

20070219000075290 2/2 $354.00
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Building lines as shown on record Map.

Easements as shown on record Map.

Restrictions as set out on record Map.

No further subdivision of any parcel shown on recorded map without the prior approval of the Shelby County Planning Commission as restricted by the record Map.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record Map.

Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 207, page 223, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and conditions recorded in Deed Book 249, Page 9, Deed Book 265, Page 334, Real Book 59, page 456 as corrected in Real Book 61, page 928, Real Book 34, page 530 and Real Book 59, page 461, in the Probate Office of Shelby County, Alabama.

Transmission line permits and rights of ways as evidenced through use.

Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map

Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/19/2007
State of Alabama

Deed Tax:$340.00