STATUTORY WARRANTY DEED

This instrument was prepared by

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

Send Tax Notice To: Alastair Muir-Taylor
name

address

20070221000079200 1/2 $374.00
Shelby Cnty Judge of Probate,AL
02/21/2007 11:50:54AM FILED/CERT

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF **SHELBY**)

That in consideration of **THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($360,000.00)**

to the undersigned grantor, **TP Development Company, LLC**

a Limited Liability Company,
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Alastair Muir-Taylor**

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
to-wit:
Lot 23, according to the Survey 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".

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its **Kenneth H. Polk, Managing Member,** who is authorized to execute this conveyance, hereto set its signature and seal,

this the **15th** day of **February**, 19 2007.

ATTEST:

TP Development Company, LLC

By **Kenneth H. Polk, 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 **15th** day of **February**, 19 2007.

My Commission Expires January 23, 2010

Notary Public

EXHIBIT A

20070221000079200 2/2 $374.00
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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 02/21/2007
State of Alabama

Deed Tax:$360.00