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20080109000013200 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/09/2008 03:03:59PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

KEITH B. CARLIN
260 THE HEIGHTS DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED TWENTY THOUSAND TWO HUNDRED FIFTY DOLLARS 00/100 (\$120,250.00)** to the undersigned grantor, TOWNSIDE BUILDING, LLC, a/an ALABAMA LIMITED LIABILITY COMPANY, 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 **KEITH B. CARLIN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 42 ACCORDING TO THE SURVEY OF TOWNSIDE SQUARE SECTOR ONE AS RECORDED IN MAP BOOK 38 PAGE 120 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
- 2. RESTRICTIONS, SET BACKS, CONDITIONS, EASEMENTS, VARIATIONS AND OTHER PROVISIONS OF RECORD.**

\$122,580.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **TOWNSIDE BUILDING, LLC** , by **BRETT WINFORD** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of December, 2007.

TOWNSIDE BUILDING, LLC


BRETT WINFORD
MEMBER


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRETT WINFORD**, whose name as **MEMBER** of TOWNSIDE BUILDING, LLC, a/an , 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand this the 31st day of December, 2007.



Notary Public

My commission expires: 9/29/2010