116650

20080318000109930 1/2 $16.00
Shelby Cnty Judge of Probate,AL
03/18/2008 09:53:52AM FILED/CERT

Shelby County, AL 03/18/2008
State of Alabama

Deed Tax:$2.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KIMBERLIN V. TATE
611 THE HEIGHTS LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED ELEVEN THOUSAND FOUR HUNDRED SEVENTY ONE DOLLARS 00/100 ($111,471.00)** to the undersigned grantor, **TOWNSIDE BUILDING, LLC**, 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 **KIMBERLIN V. TATE**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 62, 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; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY PRIOR OWNERS.
6. TAXES AND ASSESSMENTS FOR THE YEAR 2008 AND SUBSEQUENT YEARS AND NOT YET DUE AND PAYABLE.
7. BUILDING SETBACK LINE OF 30 FEET, RESERVED FROM SOUTHERLY REAR AND 35 FEET FROM THE HEIGHTS LANE AS SHOWN BY PLAT.
8. EASEMENTS AS SHOWN BY RECORD PLAT, INCLUDING 8 FOOT UTILITY ON NORTERLY SIDE; AND 10 FOOT DRAINAGE ON THE SOUTHERLY SIDE OF THE LAND.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20071120000531670 IN THE PROBATE OFFICE.

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10. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTURMENT(S) RECORDED IN DEED 136 PAGE 330 IN THE PROBATE OFFICE.
11. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN DEED 136 PAGE 228 IN THE PROBATE OFFICE.
12. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 38 PAGE 120 IN THE PROBATE OFFICE.
13. GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20071108000051631 0 IN THE PROBATE OFFICE.

$109,747.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **R SHAN PADEN** as **CLOSING AGENT** of **TOWNSIDE BUILDING, LLC** , has hereunto subscribed his/her name on this the 10th day of March, 2008.

TOWNSIDE BUILDING, LLC

, Closing Agent

R. SHAN PADEN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R SHAN PADEN** , whose name as **CLOSING AGENT** of **TOWNSIDE BUILDING, LLC**, 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 .

Given under my hand this the 10th day of March, 2008.

Notary Public

My commission expires: 12/20/08

ELLEN MAYS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE