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20080516000201130 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/16/2008 02:47:11PM FILED/CERT

(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:

SETH L. GANDY
607 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 SIX THOUSAND NINE HUNDRED DOLLARS 00/100 (\$106,900.00)** 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 **SETH L. GANDY, AN UNMARRIED PERSON**, (herein referred to as GRANTEE, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 61, 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, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM SOUTHERLY NEAR AND 35 FEET FROM THE HEIGHTS LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FOOT UTILITY ON NORTHERLY SIDE; AND 10 FOOT DRAINAGE ON THE SOUTHERLY SIDE OF THE LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INS. NO. 20071120000531670 IN THE PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 136 PAGE 330 IN THE PROBATE OFFICE.
6. TITLE TO ALL MINERALS WITHIN AND UNDELYING 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.
7. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 38 PAGE 120 IN THE PROBATE OFFICE.
8. GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 200711080000516310 IN THE PROBATE OFFICE.

\$109,081.00 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 7th day of May, 2008.

TOWNSIDE BUILDING, LLC



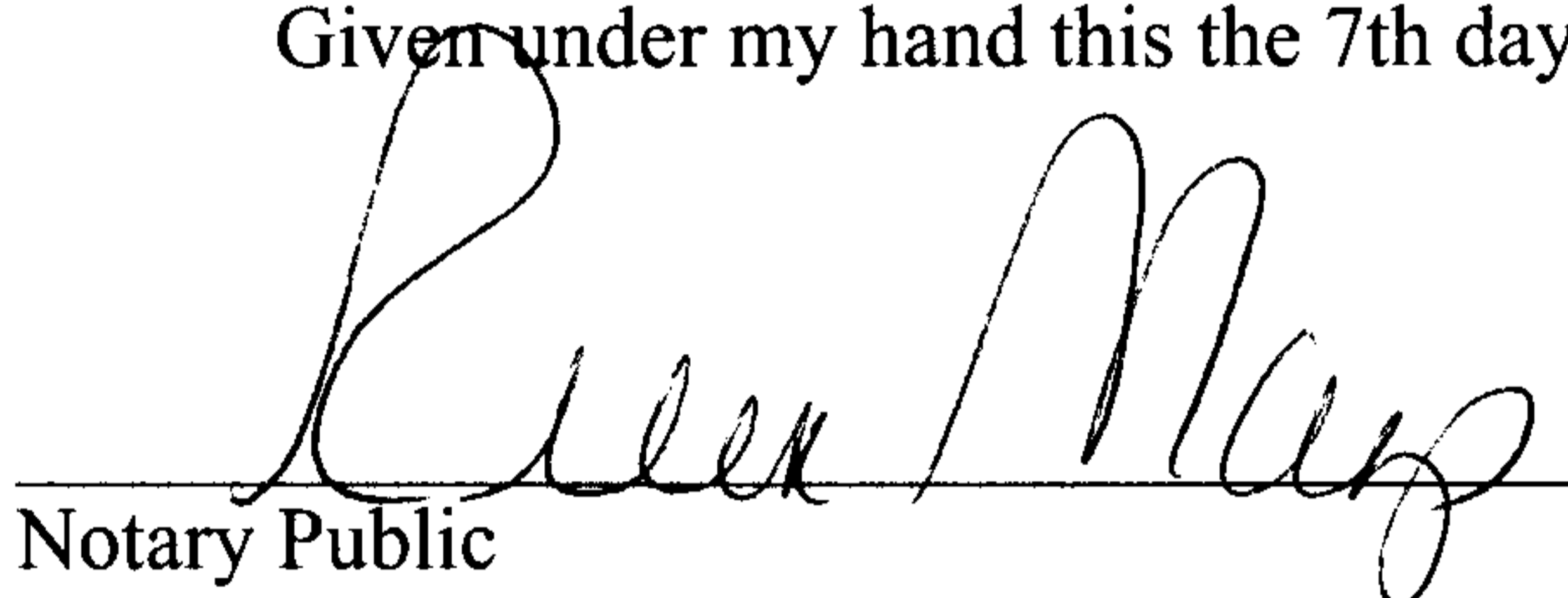
R. SHAN PADEN
CLOSING AGENT

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 7th day of May, 2008.


Notary Public

My commission expires: 12/20/08

