

1208-16486

Shelby County, AL 06/05/2008  
State of Alabama

Deed Tax: \$113.00

20080605000228170 1/3 \$130.00  
Shelby Cnty Judge of Probate, AL  
06/05/2008 08:37:51AM 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

ROBERT B. BLISS  
1047 GRAND OAKS DRIVE  
BESSEMER, AL 35022

STATE OF ALABAMA  
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$599,900.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **TRINITY HOMES, LLC** does by these presents, grant, bargain, sell and convey unto **ROBERT B. BLISS AKA ROBERT B. BLISS, JR. and SANDRA L. FLOYD**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 11-A, according to the Resurvey of Grand Oaks, as recorded in Map Book 35, Page 58, in the Probate Office of Shelby County, Alabama.**

**Together with a non-exclusive right of ingress and egress across the property described on Exhibit "A".**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. BUILDING AND SETBACK LINES OF 220 FEET AS RECORDED IN MAP BOOK 35, PAGE 58.
3. 100 FOOT ALABAMA POWER COMPANY EASEMENT AS SHOWN ON RECORDED PLAT.
4. 7.5 FOOT EASEMENT ALONG EAST LOT LINE AS SHOWN ON RECORDED PLAT.
5. EASEMENT OF VARIABLE WIDTH ALONG SOUTH CORNER AS SHOWN ON RECORDED PLAT.
6. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SET FORTH IN DEED BOOK 109, PAGE 511.
7. RELEASE OF DAMAGES AS SET FORTH IN DEED BOOK 235, PAGE 300.
8. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SHOWN IN MAP BOOK 31, PAGE 68 AND MAP BOOK 35, PAGE 58.
9. LESS AND EXCEPT ANY PORTION OF SUBJECT LAND OBTAINED BY ALABAMA POWER COMPANY BY AND THROUGH CONDEMNATION PROCEEDINGS IN CASE NO. 27-254.
10. TREE CONSERVATION AREA ON THE SOUTHERLY SIDE OF SAID LAND AS SHOWN BY RECORDED MAP.
11. COVENANT FOR STORM WATER RUN-OFF CONTROL COVENANT AS SET FORTH IN INST. NO. 20061115000558390.



12. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 20030523000323360.
13. SUBJECT TO JOINT DRIVEWAY AGREEMENT OF EVEN DATE BETWEEN GRANTOR AND GRANTEES FILED FOR RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$417,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$69,920.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, **TRINITY HOMES, LLC**, by **R. SHAN PADEN, its CLOSING AGENT**, who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 30<sup>TH</sup> day of May, 2008.

**TRINITY HOMES, LLC**

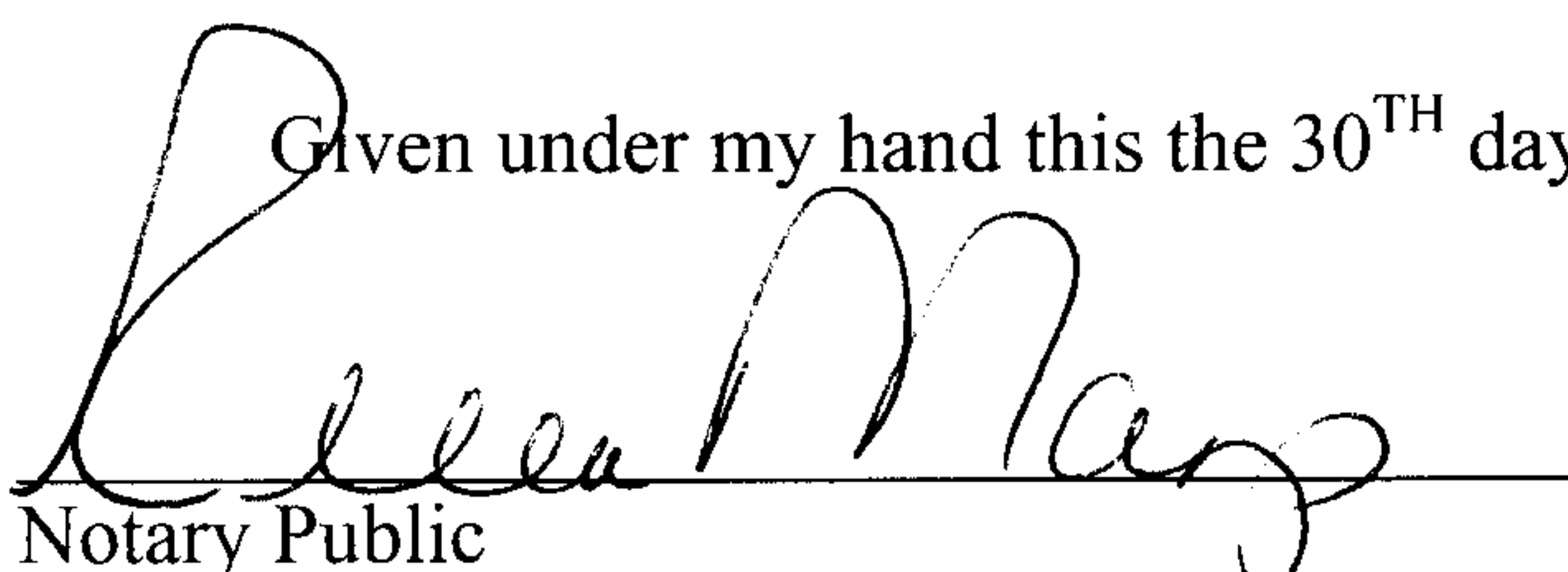


**R. SHAN PADEN,  
CLOSING AGENT**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGMENT**

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 **TRINITY HOMES, LLC**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they as such officers and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 30<sup>TH</sup> day of May, 2008.  
  
Notary Public

My commission expires: 12/20/08

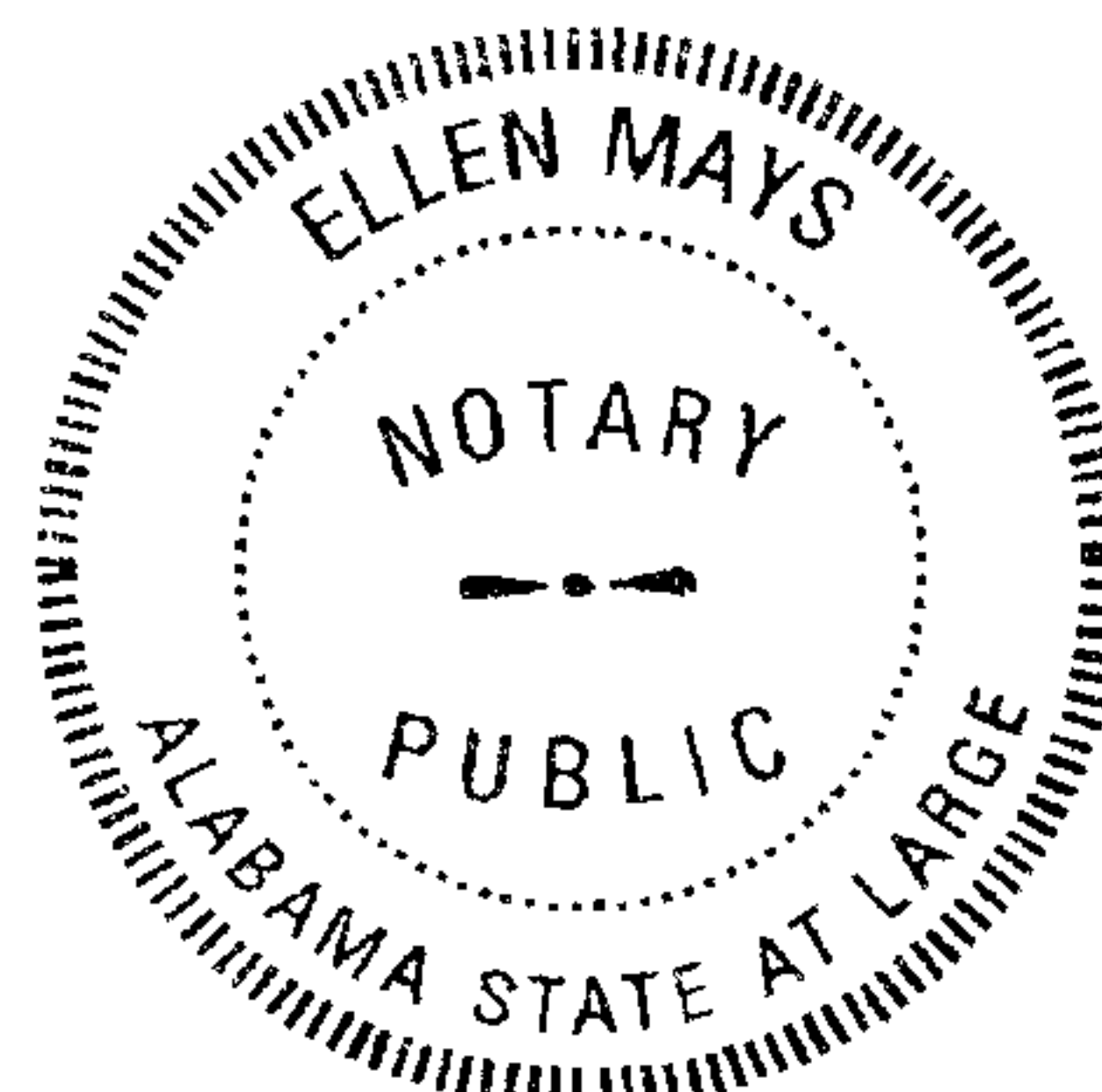


EXHIBIT "A"  
TO WARRANTY DEED

An exclusive joint driveway for a Ingres/Egress Easement for the use of Lot 10A and 11A of Grand Oaks, situated in the SE  $\frac{1}{4}$  of Section 14, Township 20 South, Range 4 West, City of Hoover, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of Lot 10A of A Resurvey of Lots 10 & 11 Grand Oaks, as recorded in Map Book 35, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S21°42'19"W, a distance of 90.00'; thence N62°25'12"W, a distance of 33.45'; thence N24°09'37"E, a distance of 96.05' to the beginning of a curve to the left, having a radius of 50.00, a central angle of 35°40'51", and subtended by a chord which bears S50°26'57"E, and a chord distance of 30.64'; thence along the arc of said curve, a distance of 31.14' to the POINT OF BEGINNING.