

1208-16495



20080605000228370 1/2 \$63.00
Shelby Cnty Judge of Probate, AL
06/05/2008 09:32:12AM FILED/CERT

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

Deed Tax: \$49.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

TRINITY HOMES, LLC
3613 CHESHIRE ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND DOLLARS 00/100 (\$245,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ROBERT B. BLISS, JR., AN UNMARRIED MAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **TRINITY HOMES, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 5, according to the Survey of Meadowbrook, 5th Sector – First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

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. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 349, PAGE 802.**
3. **AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOLUME 52, PAGE 193.**
4. **RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 50, PAGE 948 AND MISC. VOLUME 50, PAGE 828.**
5. **MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32, PAGE 306 AND VOLUME 40, PAGE 265.**
6. **RESTRICTIONS APPEARING OF RECORD IN SHELBY REAL 52, PAGE 197.**
7. **RESTRICTIONS AS SHOWN BY RECORDED MAP.**
8. **BUILDING LINE(S) AND EASMENT(S) AS SHOWN BY RECORDED MAP.**

\$196,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

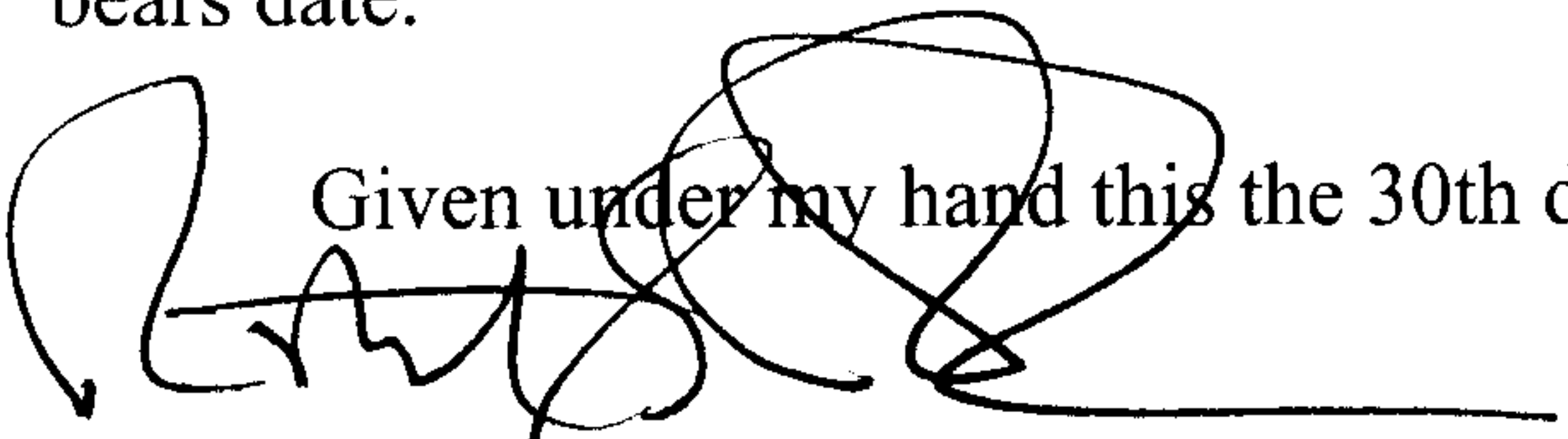
IN WITNESS WHEREOF, the said GRANTORS, **ROBERT B. BLISS, JR.** have hereunto set his, her or their signature(s) and seal(s), this the 30th day of May, 2008.


ROBERT B. BLISS, JR.

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ROBERT B. BLISS, JR.**, whose name(s) 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, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 30th day of May, 2008.

Notary Public

My commission expires: 7/16/10

