

(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

CLYDE B. TUCKER
1099 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 FOUR THOUSAND DOLLARS 00/100 (\$504,000.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **DREAM HOUSE, LLC** does by these presents, grant, bargain, sell and convey unto **CLYDE B. TUCKER and MARIE T. TUCKER**, (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 23A, a Resurvey of Lots 23 and 24 Final Plat Grand Oaks, as recorded in Map Book 36, Page 112, 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. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
3. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
4. 35 FOOT MINIMUM BUILDING SETBACK LINE FROM GRAND OAKS DRIVE AND TREE CONSERVATION AREA ON REAR LOT LINE.
5. RESTRICTIONS, CONVENANTS AND CONDITIONS AS SET FORTH IN INST. NO. 20030523000323360.
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.
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 NORTHEASTERLY SIDE OF SAID LAND AS SHOWN BY RECORDED MAP.
11. STORM WATER RUN-OFF CONTROL COVENANT AS SET FORTH IN INST. NO. 20030620000388030.
12. COVENANT FOR STORM WATER RUN-OFF CONTROL AS RECORDED IN INST. NO. 20030604000347230.

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

Deed Tax: \$25.50



20080605000228420 2/3 \$42.50
Shelby Cnty Judge of Probate, AL
06/05/2008 09:32:17AM FILED/CERT

403,000.00
\$ ~~417,000.00~~ of the consideration herein was derived from a mortgage closed simultaneously herewith. \$75,600.00 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, DREAM HOUSE, LLC, by J. DAN TAYLOR and STEVEN PAUL TAYLOR its MANAGING MEMBERS, who are authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of May, 2008.

DREAM HOUSE, LLC

J. DAN TAYLOR
MANAGING MEMBER

STEVEN PAUL TAYLOR
MANAGING MEMBER

STATE OF Alabama
COUNTY OF Jefferson

ACKNOWLEDGMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. DAN TAYLOR, whose name as MANAGING MEMBER of DREAM HOUSE, 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 29th day of May, 2008.

Notary Public

My commission expires: 5/30/09

STATE OF Alabama
COUNTY OF Jefferson


20080605000228420 3/3 \$42.50
Shelby Cnty Judge of Probate, AL
06/05/2008 09:32:17AM FILED/CERT

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **STEVEN PAUL TAYLOR**, whose name as **MANAGING MEMBER** of **DREAM HOUSE, 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 29th day of May, 2008.

Carla Martin Kirk
Notary Public

My commission expires: 5/30/09