

R08-116456

20080926000381040 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/26/2008 08:50:54AM FILED/CERT

Shelby County, AL 09/26/2008
State of Alabama

Deed Tax: \$2.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

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

JEFFREY J. VALENTINE
651 THE HEIGHTS LANE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

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

Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND THREE HUNDRED FORTY FIVE DOLLARS 00/100 (\$105,345.00) to the undersigned grantor, **TOWNSIDE BUILDING, LLC**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **JEFFREY J. VALENTINE and MEAGAN N. VALENTINE**, (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 72, 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. BUILDING SETBACK LINE OF 30 FEET FROM SOUTHERLY AND 5 FEET ON SIDES AS SHOWN BY PLAT.
3. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM THE HEIGHTS LANE AS SHOWN BY PLAT.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 20 FEET DRAINAGE ON THE SOUTHERLY SIDE AND 8 FEET UTILITY ON THE NORTHERLY SIDE OF THE LAND.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20071120000531670 IN THE PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 136 PAGE 330 IN THE PROBATE OFFICE.
7. GRANT OF LAND EASEMENTS AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20071108000516310.
8. 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 BOOK 136 PAGE 228 IN THE PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 28 PAGE 120 IN THE PROBATE OFFICE.
10. RIGHTS OF OTHERS TO USE OF BRANCH(ES).

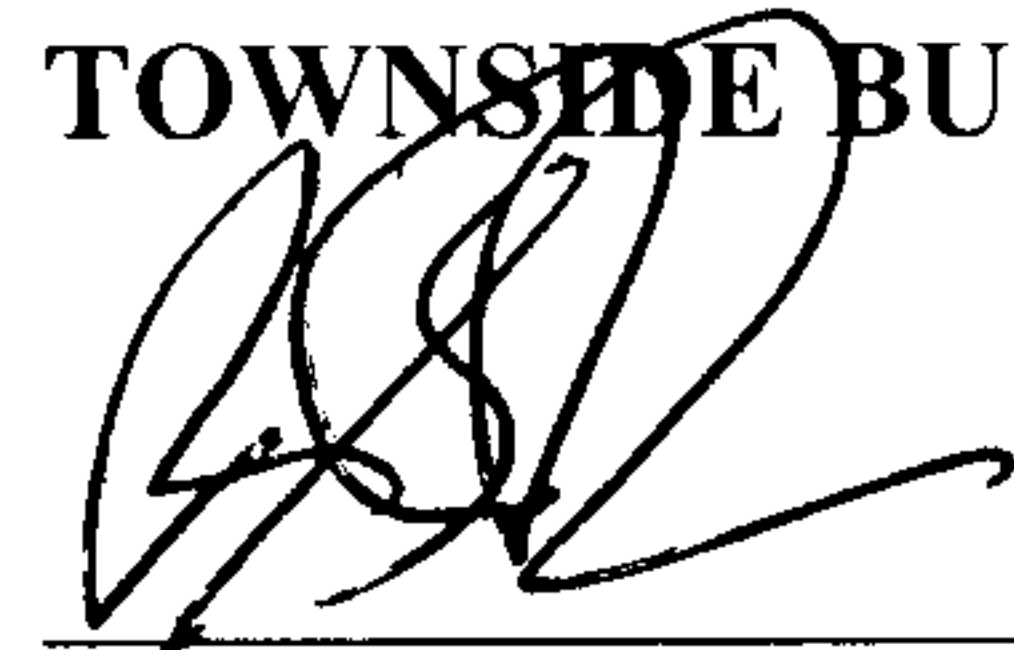
**11. INCORPORATION OF TOWNSIDE SQUARE HOMEOWNERS ASSOCIATION
INC. RECORDED IN INST. NO. 20080205000046410 IN THE PROBATE
OFFICE.**

\$103,716.00 of the consideration herein was derived from a 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.

IN WITNESS WHEREOF, the said **R. SHAN PADEN** as **CLOSING AGENT** of **TOWNSIDE BUILDING, LLC**, has hereunto subscribed his/her/their name on this the 19th day September of 2008.

TOWNSIDE BUILDING, LLC



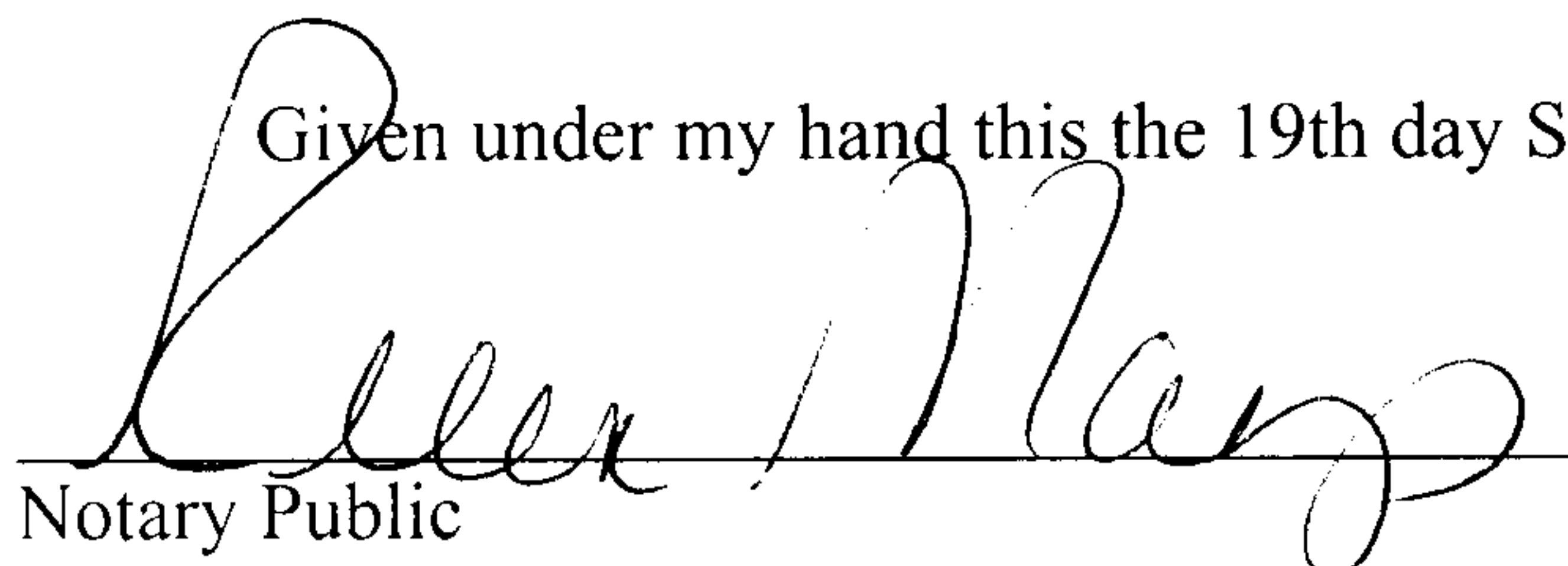
**R. SHAN PADEN
CLOSING AGENT**

**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 **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 limited liability company.

Given under my hand this the 19th day September of 2008.



Notary Public

My commission expires: 12/20/08

