



SEND TAX NOTICE TO:

Georgia Kathy Brooks  
135 Canyon Trail  
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:  
JEFFERSON COUNTY:

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-NINE THOUSAND, NINE HUNDRED AND NO/100.....(\$149,900.00) Dollars**, to the undersigned grantor, **N. N., LLC**, a Alabama limited liability company (**herein referred to as GRANTOR**) in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR, does by these presents grant, bargain, sell and convey unto **GEORGIA KATHY BROOKS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 29, according to the Survey of Parkview Townhomes, Plat No. 1, Corrected, as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to:

1. Taxes for 2010 and subsequent years, not yet due and payable.
2. 10 foot utility easement along Westerly lot line as per plat.
3. 25 foot private access and utility easement on Easterly lot line as per plat.
4. Building and setback lines of 25 feet as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2000-21464, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to South Central Bell as set forth in Deed Book 285, Page 183, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way granted to Shelby County as set forth in Deed Book 76, Page 259, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Alabama Power Company as recorded in Deed Book 332, Page 655, and Instrument No. 2000-11838, in the Probate Office of Shelby County, Alabama.
9. 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 as recorded in Book 1, Page 70, in the Probate Office of Shelby County, Alabama.

10. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290.
11. Utility drainage and ingress and egress easement agreement as recorded in Instrument No. 1999-1344.
12. Restrictions with Alabama Power Company for underground distribution as recorded in Instrument No. 2000-11838.
13. Restrictions, limitations and conditions as set out in Map Book 26, Page 64 and Map Book 26, Page 92.

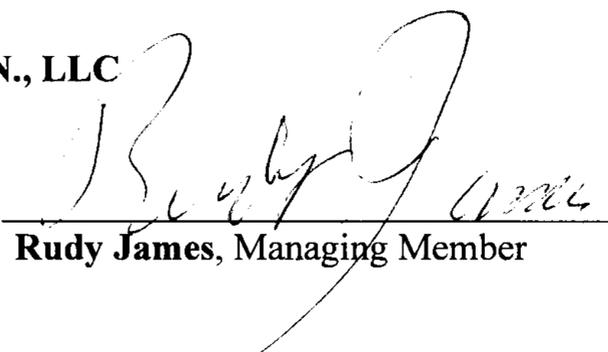
**\$69,900.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her 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; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it's managing member, **Rudy James**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November, 2009.

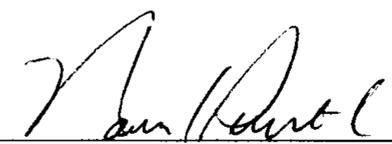
N. N., LLC

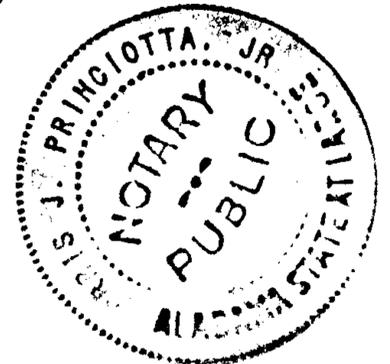
BY:  (Seal)  
**Rudy James, Managing Member**

STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rudy James**, whose name as Managing Member of **N. N., LLC**, a Alabama Limited Liability Company, 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, as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30th day of November, 2009.

  
\_\_\_\_\_  
Notary Public



Deed Tax : \$80.00

My Commission Expires: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS