

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: TP Land Company, LLC
name

(Name) Larry L. Halcomb
3512 Old Montgomery Highway

(Address) Birmingham, Alabama 35209

address

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

\$10,000 JH

to the undersigned grantor, TP Development Company, LLC

a **Limited Liability Company,**

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto TP Land Company, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL I:

Lots 1-A, 2A, 5A, 6A and 7A, according to a Resurvey of Lots 1-7, 15 and 16, Saunders Bridge, 1st Sector, as recorded in Map Book 39, page 90, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lots 17, 19, 21, 25, 26 and 27, according to the Survey of Saunders Bridge, 1st Sector, as recorded in Map Book 38, page 38A, B, C, D, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2010.

Subject to items on attached Exhibit A.



20091216000461710 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
12/16/2009 03:59:04 PM FILED/CERT

Shelby County, AL 12/16/2009

State of Alabama

Deed Tax : \$10.00

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

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, Kenneth H. Polk who is authorized to execute this conveyance, hereto set its signature and seal,

this the 16th day of December, 19 2009.

ATTEST:

TP Development Company, LLC

By Kenneth H. Polk, Managing Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, The Undersigned,

a Notary Public in and for said County, in said State,

hereby certify that Kenneth H. Polk


whose name as Managing Member of TP Development Company, LLC a **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 officer 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 the _____ day of December, 16, 19 2009.

My Commission Expires: My Commission Expires 8-15-2010

Jessica UH

EXHIBIT "A"


20091216000461710 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
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Building lines as shown on record Map.

Easements as shown on record Map.

Restrictions as set out on record Map.

No further subdivision of any parcel shown on recorded map without the prior approval of the Shelby County Planning Commission as restricted by the record Map.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record Map.

Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 207, page 223, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and conditions recorded in Deed Book 249, Page 9, Deed Book 266, Page 334, Real Book 59, page 456 as corrected in Real Book 61, page 928, Real Book 34, page 530 and Real Book 59, page 461, in the Probate Office of Shelby County, Alabama.

Transmission line permits and rights of ways as evidenced through use.

Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map

Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, and first amended in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama.

First Supplement to the Declaration of Easements, Protective Covenants, and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Charles A.J. Beavers, JR., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, Ugma for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, and Alabama Limited Liability Company as recorded in Instrument 20090326000112750 and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.

Conservation Easement recorded in Instrument 20071228000580850, and amended in Instrument 20090326000112760, and further amended in Instrument 20090326000112770, in the Probate Office of Shelby County, Alabama.

No further subdivision of lots as restricted by recorded map.