

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Williams Family Investments, LP  
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 **ONE HUNDRED SEVENTY NINE THOUSAND TWENTY FOUR AND 22/100 DOLLARS (\$179,024.22)**

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

**Williams Family Investments, LP**

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

**Lot 12, according to the Survey of Saunders Bridge, 1st Sector, as recorded in Map Book 38, Pages 38A, 38B, 38C, and 38D, 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".**

**This conveyance is made specifically subject to all rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument 20090423000150220, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 4/23/2010, one (1) year from the date of foreclosure.**

**Which, by acceptance of this deed, grantee acknowledges its awareness of said rights to redeem.**

Shelby County, AL 01/29/2010

State of Alabama

Deed Tax : \$179.50



20100129000029630 1/2 \$193.50  
Shelby Cnty Judge of Probate, AL  
01/29/2010 03:51:28 PM FILED/CERT

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 20th day of January, 2010.

ATTEST:

TP Development Company, LLC

By Kenneth H. Polk  
**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 20th day of January, 2010

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

NOTARY PUBLIC

**EXHIBIT "A"**

  
20100129000029630 2/2 \$193.50  
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 287, 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 288, Page 334, Real Book 59, page 458 as corrected in Real Book 61, page 928, Real Book 34, page 836 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 20070425000192660 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 20090326000112760 and amended in Instrument 20090429000158490, in the Probate Office of Shelby County, Alabama.**

**Conservation Easement recorded in Instrument 20071228000650850, and amended in Instrument 20090326000112760, and further amended in Instrument 20090326000112770, in the Probate Office of Shelby County, Alabama.**