

STATUTORY WARRANTY DEED

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: TP Land Company, LLC  
name

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Lot 18, Saunders Bridge  
address  
Shelby County, AL

WARRANTY DEED-

STATE OF ALABAMA  
Jefferson COUNTY }  
}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED SEVENTY FIVE AND NO/100-  
-----DOLLARS (\$299,975.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Cliff Long and Paul Hsu, Both Married


(herein referred to as grantor, whether one or more), 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:

Lot 18, according to the Survey of Saunders Bridge 1st Sector, as recorded in  
Map Book 38, page 38A, 38B, 38C & 38D, in the Probate Office of Shelby County,  
Alabama.

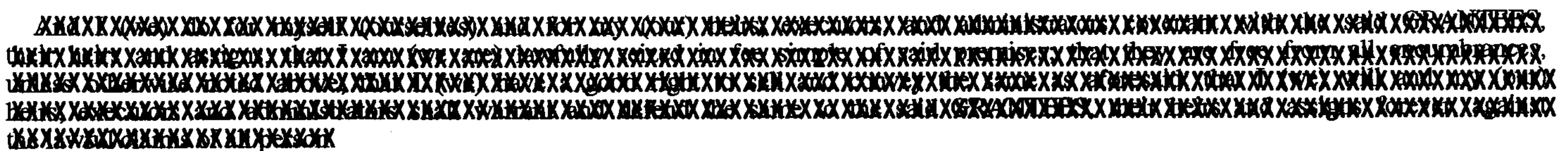
Mineral and mining rights excepted.  
Subject to taxes for 2010.  
Subject to items on attached Exhibit "A".

Subject property is not the homestead of either of the Grantors nor their  
spouses.

  
20100215000044340 1/2 \$314.00  
Shelby Cnty Judge of Probate, AL  
02/15/2010 09:51:37 AM FILED/CERT



Deed Tax : \$300.00

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

*Handwritten initials: HH, DJ*  


IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 21st  
day of December, 2009

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

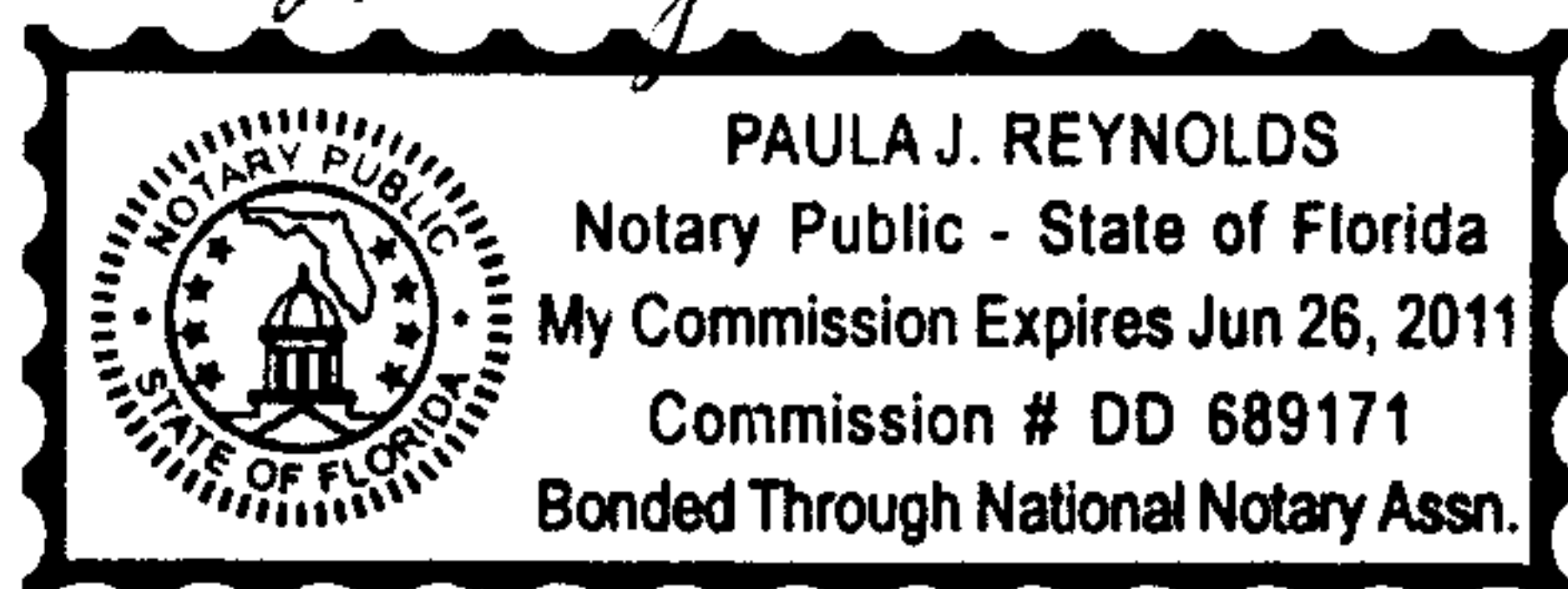
  
Cliff Long (Seal)  
  
Paul Hsu (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF FLORIDA  
\_\_\_\_\_  
COUNTY }  
}

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that  
Cliff Long and Paul Hsu, Both Married  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.  
Given under my hands and official seal this 15<sup>th</sup> 21st day of February December A.D., 2009 2010

My Commission Expires: 6/26/11



Notary Public  
(SEAL)

**EXHIBIT "A"**

**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 265, 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, amended in Instrument 20070425000192650, supplement recorded in Instrument 20071220000571300 in the Probate Office of Shelby County, Alabama.**

**Easement Agreement recorded in Instrument 20090326000112750 in the Probate Office of Shelby County, Alabama.**

**Easement recorded in Instrument 20071228000580850, amended in Instrument 20090326000112760 in the Probate Office of Shelby County, Alabama.**

**Easement recorded in Instrument 20071228000580840, amended in Instrument 20090326000112770 in the Probate Office of Shelby County, Alabama.**

**Reservations and Easement recorded in Instrument 20090326000112780 in the Probate Office of Shelby County, Alabama.**

**Easement recorded in Instrument 20090429000158480 in the Probate Office of Shelby County, Alabama.**