

1210-17554

20100323000083960 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/23/2010 10:51:26 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

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

SEND TAX NOTICE TO:

KYLE M. STRICKLAND
208 THE HEIGHTS DRIVE
CALERA, AL 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **NINETY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$99,900.00)** to the undersigned grantor, **TOWNSIDE BUILDING, LLC**, 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 **KYLE M. STRICKLAND**, (herein referred to as GRANTEE, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 55, according to the Survey of Final Plat Town Side Square Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
- 2. BUILDING SETBACK LINE OF 35 FEET ON FRONT SIDE OF LOT, 30 FOOT BUILDING LINE ON REAR OF LOT, 8 FOOT EASEMENT ON FRONT OF LOT AND A 20 FOOT EASEMENT ON REAR OF LOT AS SHOWN ON RECORDED MAP.**
- 3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 20071120000531670 AND INST. NO. 2008-4641.**
- 4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.**
- 5. RIGHTS OF OTHERS TO USE OF BRANCHES.**
- 6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 136, PAGE 330.**

\$101,938.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said **R. SHAN PADEN** as **CLOSING AGENT** of **TOWNSIDE BUILDING, LLC** , has hereunto subscribed his/her name on this the 19th day of March, 2010.

TOWNSIDE BUILDING, LLC



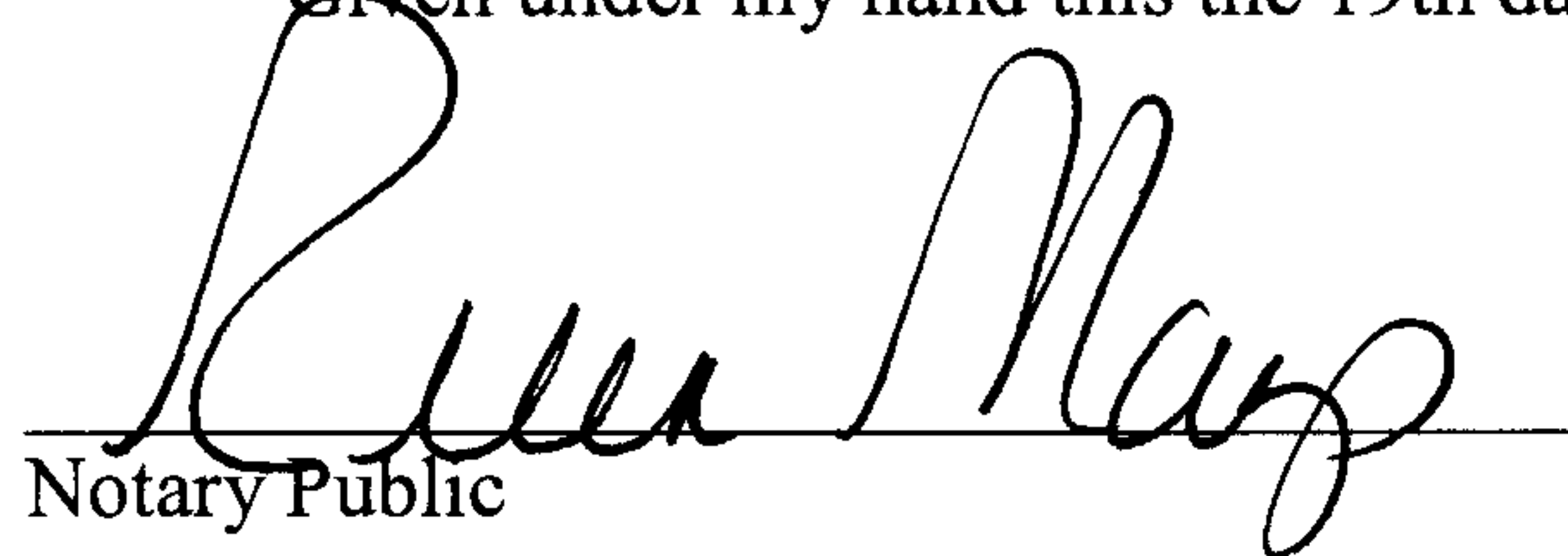
R. SHAN PADEN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

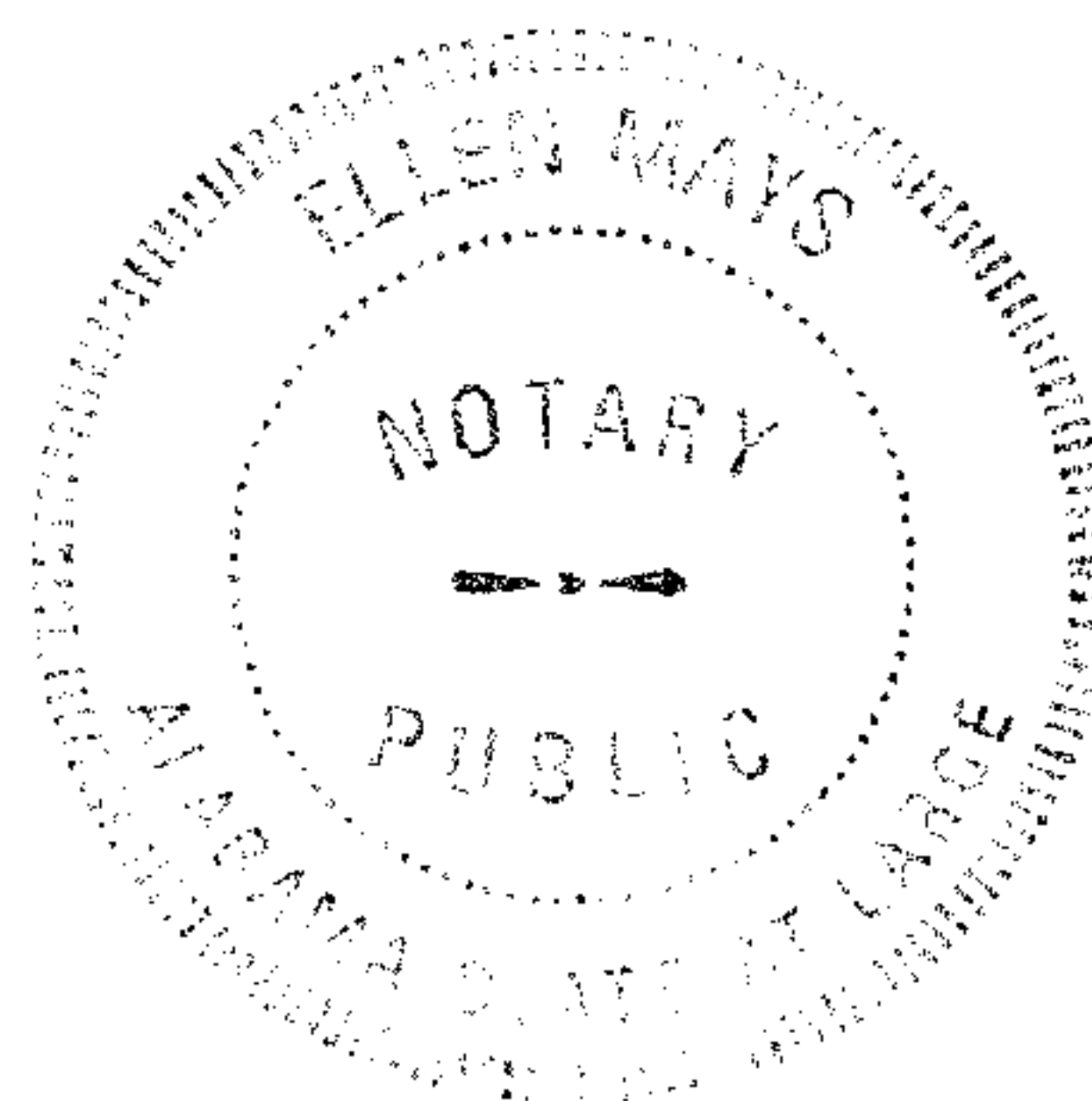
ACKNOWLEDGEMENT

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 of March, 2010.


Notary Public

My commission expires: 12/20/12



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