

Send tax notice to:


THOMAS BINFORD, JR.  
908 RYECROFT ROAD  
PELHAM, AL, 35124

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2010131

**WARRANTY DEED**

  
20100505000138230 1/2 \$61.00  
Shelby Cnty Judge of Probate, AL  
05/05/2010 08:43:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) in hand paid to the undersigned, R. SHELDON TYNDALL and PEGGY L. TYNDALL, husband and wife and MARTIN LAMPMAN and STEPHANIE LAMPMAN, husband and wife (hereinafter referred to as "Grantor") by THOMAS BINFORD, JR. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, BLOCK 3, ACCORDING TO CAHABA VALLEY ESTATES, 3RD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. 35-foot building setback line from Ryecroft Road, 7.5 foot utility easement running along the northerly lot line and a 10 foot easement running along the rear lot line as shown by recorded map.
3. Covenants, conditions, and restrictions as set forth in instrument document recorded in Misc. Book 2, page 224, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 108, page 378.
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 277, page 640.
6. Permit to South Central Bell recorded in Deed Book 276, page 39.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 05/05/2010  
State of Alabama  
Deed Tax : \$45.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30<sup>th</sup> day of April, 2010.

*R. Sheldon Tyndall acting by and through his attorney in fact*  
\_\_\_\_\_  
R. SHELDON TYNDALL ACTING BY  
AND THROUGH HIS ATTORNEY IN  
FACT, MARTIN VAN LAMPMAN, JR.

*Peggy L. Tyndall acting by and through her attorney in fact*  
\_\_\_\_\_  
PEGGY L. TYNDALL ACTING BY  
AND THROUGH HER ATTORNEY IN  
FACT, MARTIN VAN LAMPMAN, JR.

*Martin Lampman*  
\_\_\_\_\_  
MARTIN LAMPMAN

*Stephanie Lampman*  
\_\_\_\_\_  
STEPHANIE LAMPMAN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTIN LAMPMAN and STEPHANIE LAMPMAN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2010.

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

Print Name: Charles D. Stewart, Jr.  
Commission Expires: 04/13/12

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTIN VAN LAMPMAN, JR., whose name as Agent and Attorney in fact for R. SHELDON TYNDALL and PEGGY L. TYNDALL is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in fact for R. SHELDON TYNDALL and PEGGY L. TYNDALL on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April, 2010.

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

Print Name: CHARLES D. STEWART, JR.  
Commission Expires: 04/13/12