



20101005000328600 1/2 \$211.50  
Shelby Cnty Judge of Probate, AL  
10/05/2010 11:18:36 AM FILED/CERT

Send tax notice to:

THOMAS BROOKSHIRE  
349 TANGLEWOOD CIRCLE  
ALABASTER, AL, 35007

This instrument prepared by:

Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2010333

Shelby COUNTY

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Six Thousand Four Hundred Fifty and 00/100 Dollars (\$196,450.00) in hand paid to the undersigned, ADAMS HOMES, LLC (hereinafter referred to as "Grantor") by THOMAS BROOKSHIRE and ELIZABETH BROOKSHIRE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Tanglewood by the Creek, as recorded in Map Book 35 Page 36 in the Probate Office of Shelby County, Alabama; being situated in 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. Building setback line of 30 feet reserved from Tanglewood Circle and 30 feet reserved along the rear of subject lot.
3. Public utility easements as shown by recorded plat, including 7.5 foot easement along the East side, 7.5 feet along the rear and 5 feet within the building setback line.
4. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 2005101000052770 in said Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 35 Page 36 in said Probate Office.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during

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State of Alabama

Deed Tax : \$196.50

the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by WAYNE L. ADAMS its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 3rd day of September, 2010.

ADAMS HOMES, LLC

By: \_\_\_\_\_

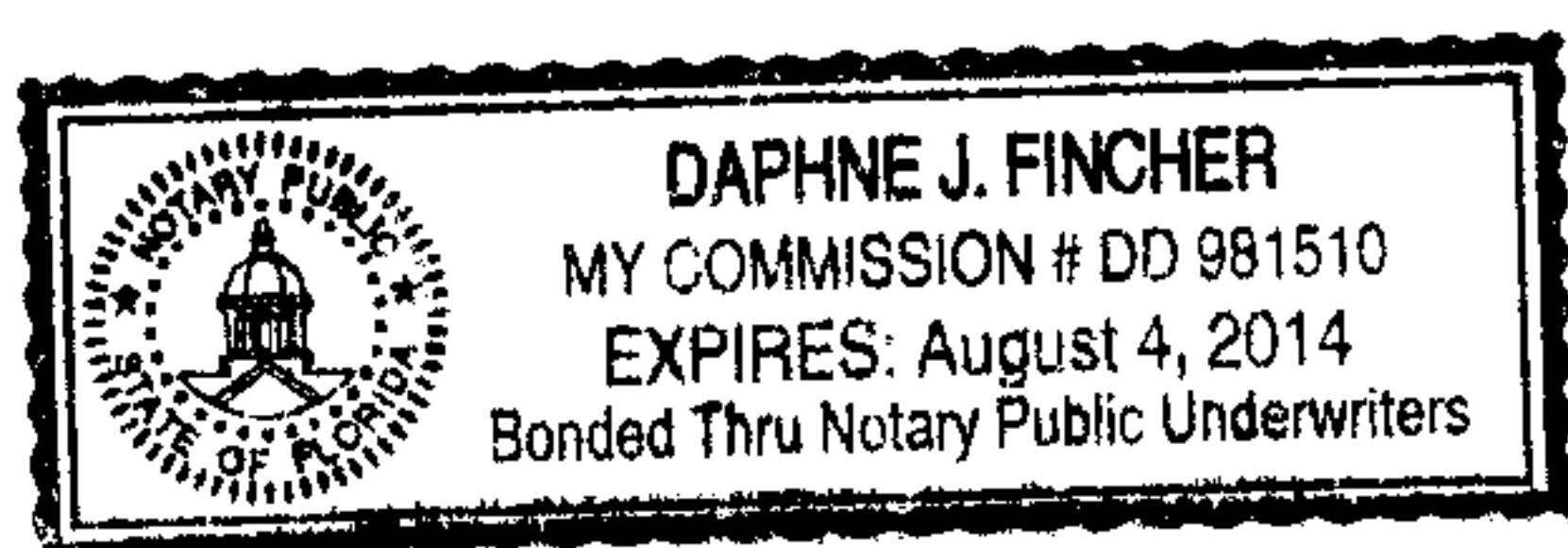
  
WAYNE L. ADAMS

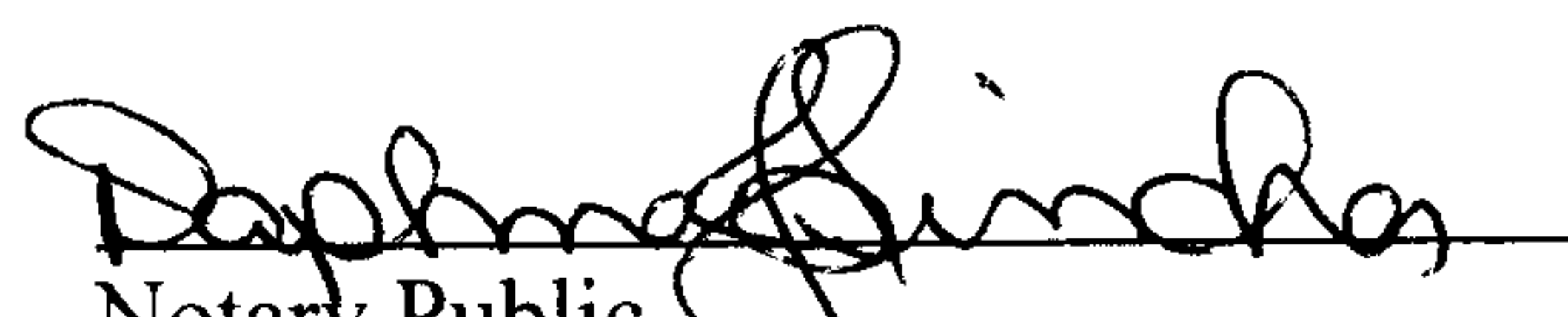
ITS MANAGING MEMBER

STATE OF  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE L. ADAMS, whose name as MANAGING MEMBER of ADAMS HOMES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability.

Given under my hand and official seal this the 3rd day of September, 2010.



  
Notary Public  
Print Name: Daphne J. Fincher  
Commission Expires: 8/4/14



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