


This deed is prepared without the benefit of title insurance or title examination at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020


20110721000211720 1/1 \$72.00
Shelby Cnty Judge of Probate, AL
07/21/2011 10:14:13 AM FILED/CERT

Send Tax Notice To:
TBL Properties, LLC
2900 1ST AVE SOUTH
BIRMINGHAM, AL
35233

CORPORATE GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

Tax Value: \$500.00

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned grantor (whether one or more), an Alabama corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **Timberline Homes, Inc.** (herein referred to as Grantor(s)) does grant, sell, bargain and convey unto **TBL Properties, LLC** (herein referred to as Grantee(s)) the following describer real estate, situated in **SHELBY County**, Alabama to wit:

Lot 14, according to the survey of The Final Plat of the Meadows at Meriweather, Phase 3, as recorded in Map Book 36, Page 19, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Source of Title: Instrument No. 20110322000090400, Shelby County, Alabama.

Property Address: 915 Meriweather Drive, Calera, AL 35040

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

1. Taxes for the current year and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Rights of all parties in possession by unrecorded leases or contracts.
4. 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 20100802000246210 , under and in accordance with the laws of the State of Alabama and/or the Unites States of America. Said rights to expire July 22, 2011, one (1) year from the date of foreclosure.

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TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee(s) its successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee(s), its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Timberline Homes, Inc.** by its **Vice President, Daniel Burnham**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: July 15, 2011.

GRANTOR(S): **Timberline Homes, Inc.**

By:  (SEAL)
Daniel Burnham, Its Vice President

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned notary public in for said State, hereby certify that, **Daniel Burnham, Vice President, Timberline Homes, Inc.** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: July 15, 2011.

Virginia W Adams (Seal)
Notary Public - Alabama
My Commission Expires: 2/18/15

VIRGINIA W. ADAMS
Notary Public, Alabama State At Large
My Commission Expires Feb. 18, 2015

Shelby County, AL 07/21/2011
State of Alabama
Deed Tax: \$60.00