

SEND TAX NOTICE TO:

Name: Kenneth Polk

Address: 2000 Morris Avenue, Suite 1200
Birmingham, Alabama 35203

This instrument was prepared by

Name Larry L. Halcomb
Attorney at Law
Address 15 Office Park Circle, Suite #100
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten dollars and other valuable consideration**
to the undersigned grantor, **TP Land Company, LLC**, a Limited Liability Company, (herein referred to as GRANTOR) 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

Kenneth Polk

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 17, according to the Survey of Saunders Bridge 1st Sector, as recorded in Map Book 38, pages 38A, 38B, 38C and 38D, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO TAXES FOR 2014

SUBJECT TO items on attached Exhibit "A".

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

IN WITNESS WHEREOF, the said GRANTOR by its **Member, Kenneth Polk** who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of December, 2013.

ATTEST: TP Land Company, LLC
_____(Seal) BY: Kenneth Polk, Member _____(Seal)

STATE OF ALABAMA } General Acknowledgment
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Polk** whose name as **Member of TP Land Company, LLC**, a Limited Liability Company, 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, 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 and official seal this the 27th day of December, 2013.

20131227000493900 1/3 \$163.50
Shelby Cnty Judge of Probate, AL
12/27/2013 02:51:05 PM FILED/CERT

_____(Seal)
Notary Public - Larry L. Halcomb
My Commission expires: 1/23/2014

Shelby County, AL 12/27/2013
State of Alabama
Deed Tax: \$143.50

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 or 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, restriction 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, and first amended in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama.

First Supplement to the Declaration of Easements, Protective Covenants, and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.

Easement Agreement between Charles A.J. Beavers, JR., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, Ugma for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, an Alabama Limited Liability Company as recorded in Instrument 20090326000112750 and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.

Conservation Easement recorded in Instrument 20071228000580850, and amended in Instrument 20090326000112760, and further amended in Instrument 200903260004112770 and Instrument 20091230000477120, and Instrument 20091230000477140, in the Probate Office of Shelby County, Alabama.

Reservations and Easements as recorded in Instrument 20090326000112780 in the Probate Office of Shelby County, Alabama.

Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument 20131219000484650 in the Probate Office of Shelby County, Alabama.



20131227000493900 2/3 \$163.50
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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	TP Land Company, LLC	Grantee's Name	Kenneth Polk
Mailing Address	2000 Morris Ave. Suite 1200 Birmingham, Alabama 35203	Mailing Address	2000 Morris Ave., Suite 1200 Birmingham, Alabama 35203
Property Address	N.A.	Date of Sale	December 27, 2013
		Total Purchase Price	\$143,060.00
		Or	
		Actual Value	
		Or	
		Assessor's Market Value	


20131227000493900 3/3 \$163.50
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	Closing Statement		

If the conveyance document presented for recordation contains all the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Date: December 27, 2013

Print: Larry L. Halcomb

☐ Unattested

(Verified by)

Sign :

Agent

