

Send tax notice to:
Build All Construction, Inc.
PO Box 612
Helena, AL 35080

This instrument prepared by:
Essential Solutions LLC
138 5th Avenue NE
Alabaster, AL 35007

STATE OF ALABAMA

Jefferson COUNTY

20170628000230440
06/28/2017 10:01:30 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Nine Thousand and 00/100 Dollars (\$9,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TMZ PROPERTIES, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 2055 HIGHWAY 93, HELENA AL 35080** (hereinafter referred to as "Grantor") by BUILD ALL CONSTRUCTION INC. **whose mailing address is: PO BOX 612, HELENA, AL 35080** (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, the following described real estate situated in Jefferson County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF McASHAN RIDGE, AS RECORDED IN MAP BOOK 44, PAGE 99, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BESSEMER DIVISION.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF McASHAN RIDGE, AS RECORDED IN MAP BOOK 44, PAGE 99, IN THE PROBATE OFFICE OF JEFFESON COUNTY, ALABAMA.
4. EASEMENT AND RESTRICTIVE COVENANTS FOR UNDERGROUND FACILITIES IN SUBDIVISION TO ALABAMA POWER COMPANY AS

RECORDED IN BOOK LR200804, PAGE 14714, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN BOOK LR200862, PAGE 4656 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN REAL VOLUME 765, PAGE 360
7. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN BOOK LR200804, PAGE 14711 IN THE PROBATE OFFICE O JEFFERSON COUNTY, ALABAMA.
8. AGEEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN BOOK LR200716, PAGE 5746, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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.

IN WITNESS WHEREOF, the said Grantor, TMZ PROPERTIES, LLC, by TRACI GOSSETT. its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of May, 2017.

TMZ PROPERTIES, LLC


BY: TRACI GOSSETT
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

20170628000230440 06/28/2017 10:01:30 AM DEEDS 3/3

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRACI GOSSETT, whose name as MEMBER of TMZ PROPERTIES, 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 and with full authority, she executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 10th day of May, 2017

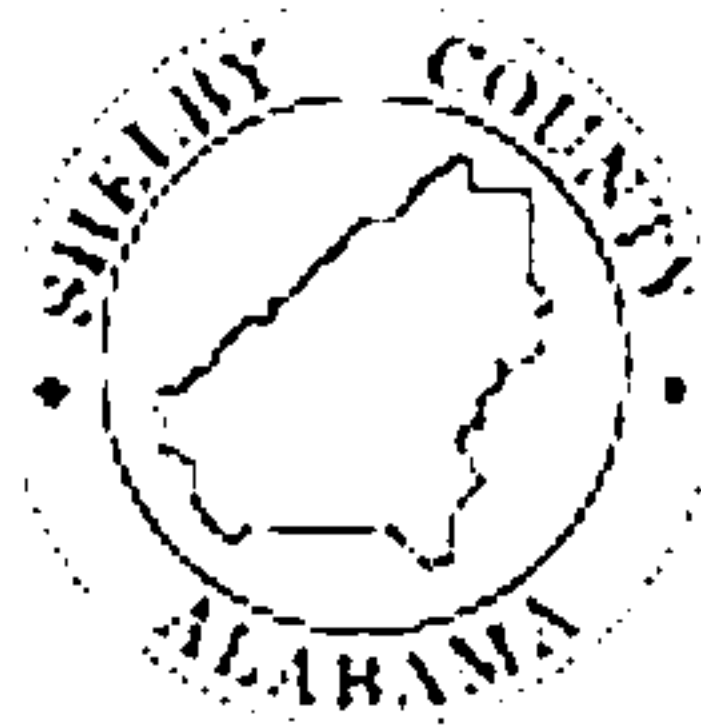


A handwritten signature in cursive script, appearing to read "Deborah G. Leonard", written over a horizontal line.

Notary Public

Print Name: *Deborah G. Leonard*

Commission Expires: *3-13-2020*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/28/2017 10:01:30 AM
\$30.00 CHERRY
20170628000230440

A handwritten signature in cursive script, appearing to read "James W. Fuhrmeister", written in dark ink.