

Send tax notice to:  
BROGDON DEVELOPMENT GROUP, LLC  
1500 RESOURCE DRIVE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019394

Shelby COUNTY

**WARRANTY DEED**

**20190621000221570**

**06/21/2019 12:59:31 PM**

**DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) **the amount which can be verified in the Sales Contract between the two parties in** hand paid to the undersigned, TALL TIMBERS LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 1500 Resource Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by BROGDON DEVELOPMENT GROUP, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 1500 Resource Drive, Birmingham, AL 35242 (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 Shelby County, Alabama, to-wit:

Lot 41, according to the Final Plat The Highlands of Chelsea, Phase 1, Sector 1, a residential Subdivision as recorded in Map Book 49, Page 52A & 52B, in the Probate Office of Shelby County, Alabama. Together with a 60' easement for ingress/egress and utilities as shown on Map Book 49, Pages 52A & 52B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Building Line(s), Easement(s) and Restriction(s) as per map
3. Declaration of Protective Covenants and Restrictions to be filed for record.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, Page 433, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 2006052600025048 and Instrument 20180606000198810, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 180, page 604, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
9. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.

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

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, TALL TIMBERS LLC, by William D. Brogdon, its Managing Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19<sup>th</sup> day of June, 2019.

Tall Timbers, LLC

BY: William D. Brogdon

ITS: Managing Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Managing Member of TALL TIMBERS 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, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 19<sup>th</sup> day of June, 2019.

Karen M. Portwood  
Notary Public  
Print Name: KAREN PORTWOOD  
Commission Expires: 8/24/2019



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2019 12:59:31 PM  
\$113.00 CHERRY  
20190621000221570

Alli S. Bayl