

THIS INSTRUMENT PREPARED BY:  
JAMES R. MONCUS, JR., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Eileen S. McCluney  
1916 Creek Trace  
Hoover, AL 35244

Inst # 1999-37347

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Eight Thousand and no/100 Dollars (\$38,000.00) to the undersigned Grantor

**ABM DEVELOPERS, LLC**

an Alabama 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

**EILEEN S. MCCLUNEY,**

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

Lot 40, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record, if any.

Subject to ad valorem taxes for the current year and thereafter.

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Managing Partner, Joseph P. McCormick, has signed and sealed this Deed on this the 31st day of August, 1999. Said Managing Partner warrants and represents that it is duly authorized under its Operating Agreement and pursuant to a formal resolution of the company to execute and deliver this deed to the Grantee on behalf of the Grantor.

**ABM DEVELOPERS, LLC**

BY: 

Joseph P. McCormick  
Its Managing Partner


09/07/1999-37347  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 49.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Joseph P. McCormick, whose name as Managing Partner of ABM Developers, LLC, an Alabama Limited Liability Company, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Managing Partner, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 31st day of August, 1999.

  
\_\_\_\_\_  
Notary Public

My commission expires: 2/23/2000

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