14361

20060518000234870 1/2 $15.00
Shelby Cnty Judge of Probate,AL
05/18/2006 08:36:44AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

EVANS G KARIUKI
114 INDEPENDENCE CIRCLE
HELENA, AL 35080

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

# WARRANTY DEED

**Know All Men by These Presents**: That in consideration of **ONE HUNDRED NINETY FOUR THOUSAND SEVEN HUNDRED DOLLARS 00/100 ($194,700.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **AUTHENTIC BUILDING COMPANY, LLC, Limited Liability Company** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **EVANS G KARIUKI**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 4, according to the Survey of Independence Subdivision Final Plat Phase I; Lots 1 through 8, as recorded in Map Book 33, Page 96, in the Probate Office of Shelby County, Alabama.**

$155,760.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$38,940.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. 30-FOOT BUILDING LINE ON FRONT AND REAR OF LOT AS SHOWN ON RECORDED MAP.

   10-FOOT EASEMENT ON FRONT OF LOT AS SHOWN ON RECORDED MAP.

   10-FOOT BUILDING LINE ON SOUTH SIDE OF LOT AS SHOWN ON RECORDED MAP.

   7 ½ FOOT BUILDING LINE ON NORTH SIDE OF LOT AS SHOWN ON RECORDED MAP.

3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-34958.

4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2004-35543 AND INST. NO. 2004-35544.

5. 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, ARE NOT INSURED HEREIN.

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**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **AUTHENTIC BUILDING COMPANY, LLC, Limited Liability Company,** have hereunto set his, her or their signature(s) and seal(s), this the 12th day of May, 2006.

**AUTHENTIC BUILDING COMPANY, LLC**
**By: BRETT G. WINFORD, MEMBER**

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DANNY BOYD, MEMBER, AUTHENTIC BUILDING COMPANY, LLC, Limited Liability Company** , 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of May, 2006.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE