14496

20060620000293240 1/2 $50.50
Shelby Cnty Judge of Probate,AL
06/20/2006 08:17:20AM FILED/CERT

Shelby County, AL 06/20/2006
State of Alabama

Deed Tax:$36.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

EUGENIA R. BIBLE
1039 KERRY DRIVE
CALERA, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY THOUSAND NINE HUNDRED DOLLARS 00/100 ($180,900.00)** to the undersigned grantor, **MB & C - KINSALE, LLC**, a/an **Limited Liability Company**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **EUGENIA R. BIBLE**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 47, according to the Survey of Kinsale Gardens Homes 2nd Sector, as recorded in Map Book 36, Page 22, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

4. SINKHOLES, LIMESTONE FORMULATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN SURFACE OR SUBSURFACE CONDITION THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY.

5. COVENANTS AS RECORDED IN INST. NO. 20041008000557170.

6. EASEMENTS AS RECORDED IN INSTRUMENT NO. 20050203000056380 AND INSTRUMENT NO. 20050803000383800.

7. RESTRICTIONS WITH EASEMENTS APPEARING OF RECORD IN INSTRUMENT NO. 20050803000383800.

$144,720.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, **MB & C - KINSALE, LLC** , by **J. HARRY BLALOCK** its **MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16th day of June, 2006.

MB & C - KINSALE, LLC

J. HARRY BLALOCK
MEMBER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **J. HARRY BLALOCK**, whose name as **MEMBER** of **MB & C - KINSALE, LLC,** a/an **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 or she, 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 this the 16th day of June, 2006.

ELIZABETH L. HENDERSON
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Notary Public

My commission expires: 9-27-09