20060925000475980 1/1 $12.00
Shelby Cnty Judge of Probate,AL
09/25/2006 02:52:47PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Five Thousand and no/100's Dollars ($55,000.00)** and other good and valuable consideration to the undersigned grantor,

CHAPPELL DEVELOPMENT INC.

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

C & L BUILDERS GROUP, LLC

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 320 according to the Final Plat of Lakewood Phase 3 as recorded in Map Book 36, Page 81 in the Probate Office of Shelby County, Alabama.

All consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEE and their successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance has hereunto set its signature and seal this the 20th day of September, 2006.

ATTEST:

CHAPPELL DEVELOPMENT, INC.

_____

_____
It's President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lynal D. Chappell, as President of Chappell Development Inc., an Alabama corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he 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 and seal this the 20th day of September, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

_____
Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Chappell Development Co., Inc.
104 Creekside Circle
Wilsonville, Alabama 35186