

20070117000025050 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/17/2007 12:39:24PM FILED/CERT

REL, INC.  
5336 Stadium Trace Parkway  
Suite #104  
Hoover, Alabama 35244  
HUVDT00008

Send tax notice to:  
Tony Culverhouse  
127 Winners Circle  
Calera, AL 35040

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY Shelby

Shelby County, AL 01/17/2007  
State of Alabama  
Deed Tax: \$2.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seven Thousand and 00/100 Dollars (\$107,000.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Tony Culverhouse (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING SETBACK LINES, COVENANTS, RESTRICTIONS, CONDITIONS,  
RIGHTS OF WAYS AND EASEMENTS OF RECORD.  
MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.  
RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE  
JOINT COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH  
RIGHTS INCLUDED BUT ARE NOT LIMITED TO ROOF, FOUNDATIONS,  
PARTY WALLS, WALKWAYS AND ENTRANCE.

\$105,346.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,  
administrators and assigns forever.

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, Grantor, KSH Construction, LLC, an Alabama  
Limited Liability Company by KELLY HIGDON its MEMBER who is authorized to  
execute this conveyance, has hereunto set its signature and seal on this the 16<sup>th</sup>  
day of Jan, 2007.

KSH Construction, LLC  
an Alabama Limited Liability  
Company

By: [Signature]  
Kelly Higdon  
ITS MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Kelly Higdon, whose name as its MEMBER of KSH Construction, LLC, an  
Alabama Limited Liability Company, 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, she/he executed the same voluntarily for and as the act of said  
limited liability company.

Given under my hand and official seal this the 16<sup>th</sup> day of Jan, 2007.

[Signature]

Notary Public

Print Name:

Commission Expires:

