

Suite # 1()4
Hoover, Alabama 35244
HUVD TOWN

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.

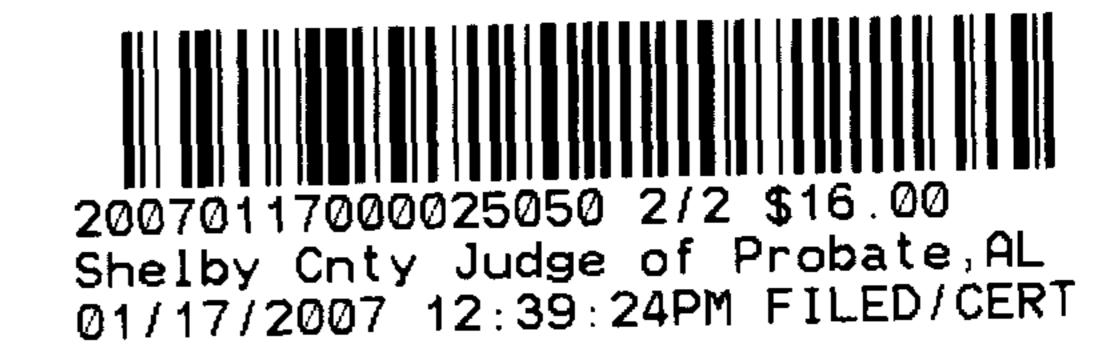
SUBJECT TO:

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 ______day of ______.

KSH Construction, LLC an Alabama Limited Liability Company

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

Notary Public

Print Name:
Commission