20070417000176520 1/1 $12.00
Shelby Cnty Judge of Probate, AL
04/17/2007 08:48:03AM FILED/CERT

WARRANTY DEED

State of Alabama
SHELBY County

SEND TAX NOTICE TO:
TODD J. FORESTER
112 WINNERS CIRCLE
CALERA AL 35040

Know all men by these presents:

That in consideration of **One Hundred Fifteen Thousand Four Hundred Thirty-Four and 00/100 ($115,434.00)**
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KSH CONSTRUCTION, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

TODD J. FORESTER

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 155, ACCORDING TO THE SURVEY OF THE COTTAGES OF SARATOGA SECTOR 2, PHASE I, AS RECORDED IN MAP BOOK 34, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

$115,434.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, **TODD J. FORESTER** 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this 28th day of March, 20 07.

KSH Construction

KSH CONSTRUCTION, LLC
BY: KELLY HIGDON
ITS: PRESIDENT

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that KELLY HIGDON whose name as PRESIDENT of **KSH CONSTRUCTION, LLC**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of March, 2007.

JERRY E. PARKER
NOTARY PUBLIC
STATE-AT-LARGE
Expires 1-25-11

Notary Public

My Commission Expires: 1-25-11

72802 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

Central Alabama Title