

16224

20071004000464110 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/04/2007 09:44:03AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

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

KEN UNDERWOOD CLASSIC HOMES,
2015 STONEGATE TRAIL SUITE 101
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FOUR HUNDRED FIVE THOUSAND DOLLARS 00/100 (\$405,000.00)** to the undersigned grantor, SHELBY LAND & DEVELOPMENT, 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 **KEN UNDERWOOD CLASSIC HOMES, INC., A CORPORATION**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOTS 10,36,52,72,74,84,86,87 AND 130, ACCORDING TO THE FINAL PLAT OF SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$405,000.00 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.

IN WITNESS WHEREOF, the said GRANTOR, **SHELBY LAND & DEVELOPMENT, LLC**, by **JOHN A. MAYHALL** its **MANAGING MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of September, 2007.

**SHELBY LAND & DEVELOPMENT,
LLC**


JOHN A. MAYHALL
MANAGING MEMBER

STATE OF ALABAMA)

COUNTY OF SHELBY)


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ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN A. MAYHALL**, whose name as **MANAGING MEMBER** of **SHELBY LAND & DEVELOPMENT, 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 24th day of September, 2007.



Notary Public

My commission expires:


9-29-2010