

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: John David Schilleci

(Name) Larry L. Halcomb, Attorney
 (Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

name
160 Stonebriar Drive
 address
Calera, AL 35040



20071127000539040 1/1 \$12.00
 Shelby Cnty Judge of Probate, AL
 11/27/2007 02:40:49PM FILED/CERT

Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$157,650.00)**

to the undersigned grantor, **Brady Residential Construction, LLC**

a Limited Liability Company,

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **John David Schilleci**

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

Lot 71A, according to the Survey of Stonebriar Phase I Resurvey, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2008.

Subject to restrictions; building lines; and, easements, of record.

Subject to restrictions appearing of record in Instrument 200408111000450550, in the Probate Office of Shelby County, Alabama.

Subject to Grant of Land Easement and restrictions regarding Alabama Power Company, recorded in Instrument 20050803000393840 in the Probate Office of Shelby County, Alabama.

Subject to Restrictive Covenants appearing of record in Instrument 20070831000413650, in the Probate Office of Shelby County, Alabama.

Grantor makes no warranty of title to coal, oil, gas and other interests in, to or under subject property.

\$ 157,998.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its **Member, David Brady,** who is authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of November, 19 2007

ATTEST:

Brady Residential Construction, LLC

By David Brady, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, **Larry L. Halcomb,**

a Notary Public in and for said County, in said State,

hereby certify that **David Brady**

whose name as **Member** of **Brady Residential Construction,** a 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, 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 official seal, this the 20th day of November, 19 2007.

My Commission Expires January 23, 20 12

Larry L. Halcomb Notary Public