

Send tax notice to:

JANEE ROBINSON
152 STONEBRIAR DRIVE
CALERA, ALABAMA 35040



20081210000462550 1/2 \$15.00
Shelby Cnty Judge of Probate,AL
12/10/2008 12:37:33PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
: **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of One Hundred Twenty Four Thousand and No/100 Dollars (\$124,000.00) to the undersigned Brady Residential Construction, LLC (“Grantor”) in hand paid by Janee Robinson (“Grantee”), the receipt and sufficiency of which is 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*:

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF

\$128,682.00 of said purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.
This property is conveyed subject to the following:

- (1) General and special taxes or assessments for 2009 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records;
- (4) Easements, or claims of easements, not shown by the public records;

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal this 25th day of November, 2008.

GRANTOR:

~~BRADY RESIDENTIAL CONSTRUCTION, LLC~~

BY: DAVID BRADY
ITS: MANAGING MEMBER

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID BRADY, AS MANAGING MEMBER OF BRADY RESIDENTIAL CONSTRUCTION, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, with full authority on behalf of Brady Residential Construction, LLC, executed the same voluntarily and as the act of Brady Residential Construction, LLC.

Given under my hand and official seal this 25 day of November,
2008.
Diana K. Maramba
Notary Public
My Commission Expires: July 30, 2011



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EXHIBIT "A"

LOT 69A STONEBRIAR PHASE 1 RESURVEY, MAP BOOK 38, PAGE 61, SHELBY
COUNTY, ALABAMA