

WARRANTY DEED

20090316000094810 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/16/2009 11:27:10AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
ANDREA P YOUNG

(Name)

(Name)

1 PERIMETER PARK SOUTH, STE 325N
BIRMINGHAM, ALABAMA 35243

154 LORRIN LANE
STERRETT, AL 35147

(Address)

(Address)

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND EIGHTY FIVE THOUSAND AND THREE HUNDRED AND SEVENTY FIVE dollars (\$185,375.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JOHN B. DAVIS JR AS MANAGING MEMBER FOR FLAGSTONE BUILDERS LLC, (herein referred to as Grantor) do, grant, bargain, sell and convey unto ANDREA P YOUNG, AN UNMARRIED PERSON (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 59 OF THE VILLAGES AT WESTOVER, ACCORDING TO MAP BOOK 39, PAGE 9A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 182,016.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

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defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 03/05/09.

 (Seal)
JOHN B. DAVIS AS MANAGING MEMBER OF FLAGSTONE BUILDERS LLC

STATE OF ALABAMA

COUNTY OF Shelby

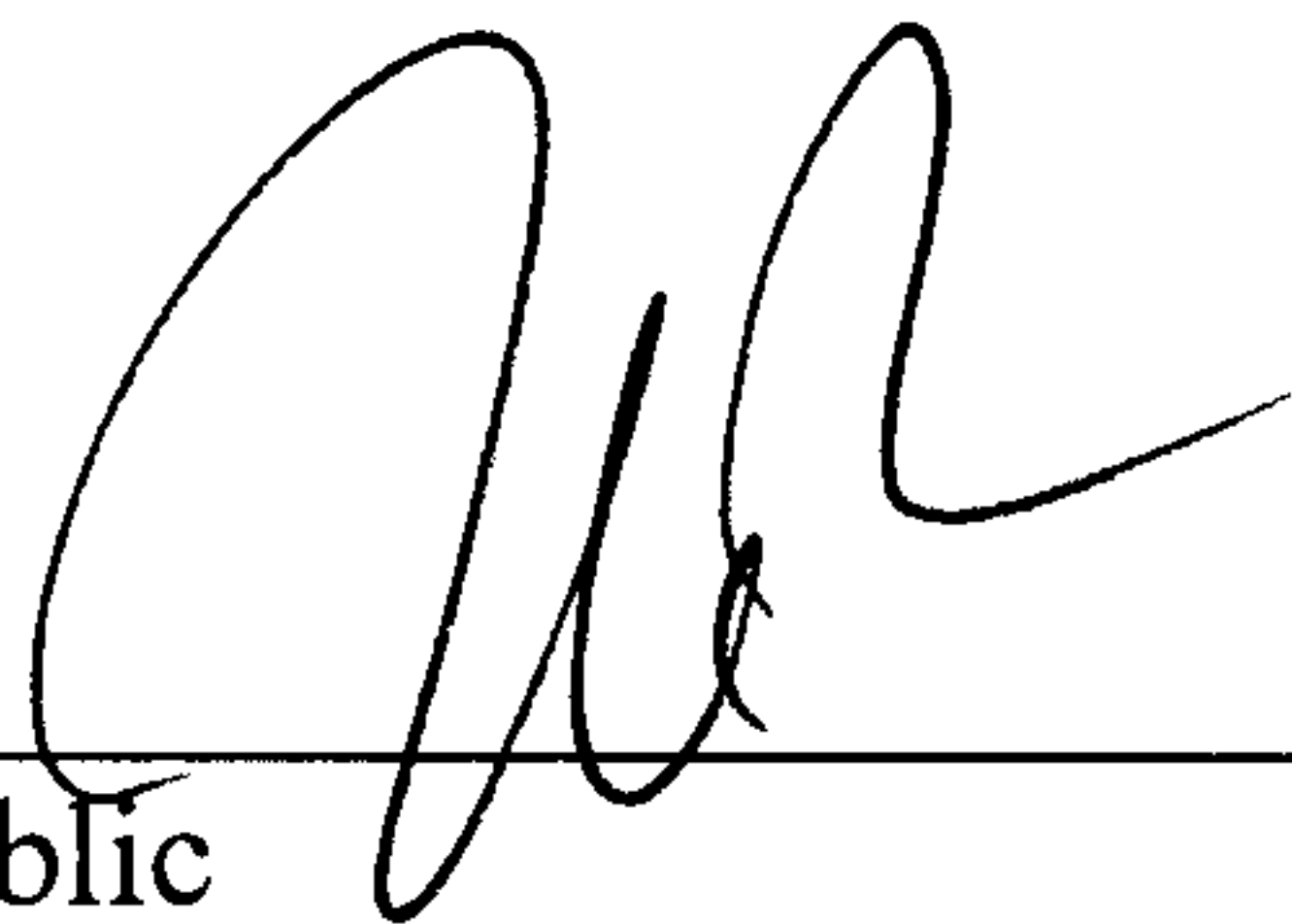
Shelby County, AL 03/16/2009
State of Alabama

Deed Tax: \$3.50

On this 5th day of MARCH, 2009, I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said county and in said state, hereby certify that JOHN B. DAVIS JR., MANAGING Member of FLAGSTONE BUILDERS LLC, a limited liability company, are signed to the foregoing CONVEYANCE and who is known to me, acknowledged before me that, being informed of the contents of the said CONVEYANC, he, as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 5^h day of MARCH 2009.

My Commission Expires:



Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011