

This instrument was prepared by:
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Dominick, Fletcher, Yeilding,
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2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:

20090420000144370 1/2 \$138.00
Shelby Cnty Judge of Probate, AL
04/20/2009 03:26:50PM FILED/CERT

JOHN A. NICHOLS, JR.
168 STONEBRIAR DRIVE
CALERA, ALABAMA 35040

STATUTORY WARRANTY DEED

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

That for and in consideration of One Hundred Twenty Three Thousand Six Hundred Eight and No/100 Dollars (\$123,608.00) to the undersigned BRADY RESIDENTIAL CONSTRUCTION, LLC ("Grantor") in hand paid by JOHN A. NICHOLS, JR. ("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*:

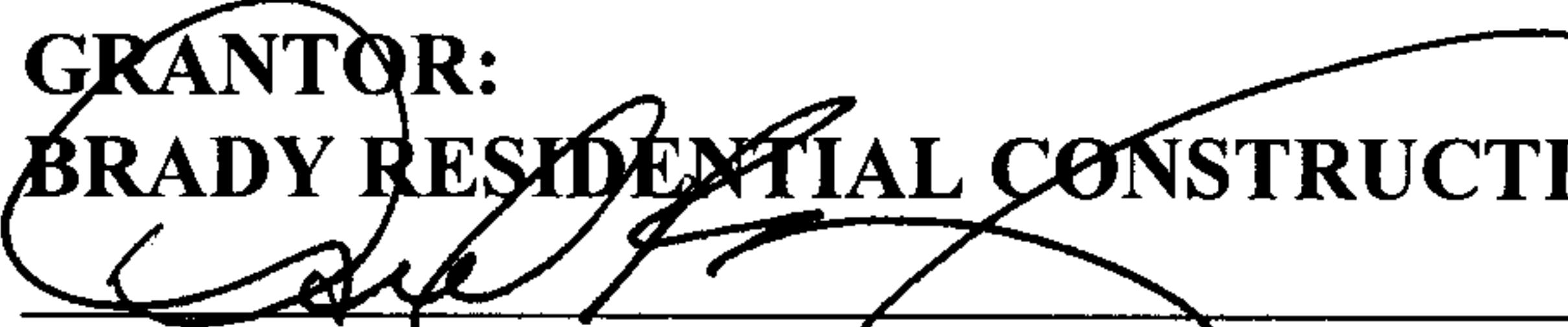
SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF
\$123,608.00 of said purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

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 6 day of February, 2009.

GRANTOR:
BRADY RESIDENTIAL CONSTRUCTION, LLC

BY: DAVID BRADY
ITS: MANAGING MEMBER

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/20/2009
State of Alabama
Deed Tax: \$124.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID BRADY, whose name 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, executed the same voluntarily.

Given under my hand and official seal this 6 day of February, 2009.

Notary Public
My Commission Expires July 30, 2011



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EXHIBIT "A"

Lot 73A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38,
page 61, in the Probate Office of Shelby County, Alabama.