

20090616000230630 1/1 \$50.50
Shelby Cnty Judge of Probate, AL
06/16/2009 03:18:39 PM FILED/CERT

Shelby County, AL 06/16/2009

State of Alabama
Deed Tax : \$39.50

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
File Number: BRM-090500183S

Send Property Tax Bills To:

30474 Hwy. 25
Wilsonville, AL 35186

Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS that
Bulley Creek, Inc.

for and in consideration of the sum of Thirty Nine Thousand Two Hundred and 00/100 (\$39,200.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Ben D. King and Debra M. King, and Jeffrey F. Rooks

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 62, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

Parcel ID#20-16-14-0-002-023

The subject property is or X is not the homestead of the grantor(s).

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 27th day of May, 2009.

Witness

Bulley Creek, Inc.

Bulley F. Washburn (Seal)
By: (Signature) President

By: , Secretary/Treasurer (Seal)

State of Alabama
County of Shelby

(Corporate Seal)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that , whose name(s) as of the Bulley Creek, Inc., is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of May 2009.

Mary L. Lippard
Notary Public

My Commission Expires:

APPROVED PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 8, 2009
[Seal] BONDED THROUGH NOTARY PUBLIC UNDERWRITERS