

## CORPORATION WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Melody M. Rowell  
1081 Kerry Drive  
Calera, AL 35040

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand nine hundred and no/100 (\$149,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **A.J. & Sons Construction, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melody M. Rowell** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 56, according to the Survey of Kinsale Garden Homes, 2<sup>nd</sup> Sector, as recorded in Map Book 36, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$142,405.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **A J & Sons Construction, LLC**, by Michael Jason Picklesimer, its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 29<sup>th</sup> day of October, 2010.

Shelby County, AL 11/02/2010

State of Alabama

Deed Tax : \$7.50



**A J & Sons Construction, LLC**  
**By: Michael Jason Picklesimer**  
**Its: Member**

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Michael Jason Picklesimer, whose name as Member of **A J & Sons Construction, LLC**, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2010.

**KELLY B. FURGERSON**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014



**Notary Public**  
My Commission Expires: 10-20-14