

This instrument prepared by:  
John H. Henson  
4647 E Highway 280  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Joel Beck  
Sarah Richie  
105 Stonebriar Drive  
Calera, Alabama 35040

**WARRANTY DEED**

STATE OF ALABAMA        )  
  )  
Shelby COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Twenty Thousand dollars and Zero cents ( \$120,000.00 )** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Brady Residential Construction, LLC**, (hereinafter grantor), does hereby grant, bargain, sell and convey unto **Joel Beck and Sarah Richie** (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 132A, according to the Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.**


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$124,700.00 of the consideration recited herein is from the proceeds of a purchase money mortgage note of even date herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as **authorized representative of Brady Residential Construction, LLC** on 25th day of March, 2011.

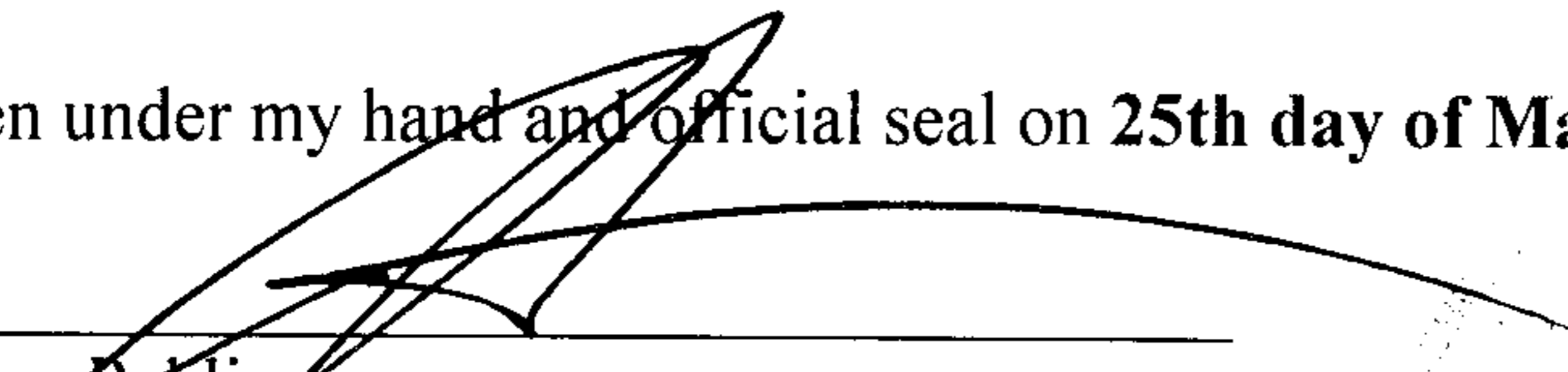
**Brady Residential Construction, LLC**

By:   
**Doug McAnally**  
**Authorized Representative**

STATE OF ALABAMA        )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name is signed to the foregoing conveyance as **authorized representative of Brady Residential Construction, LLC**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Brady Residential Construction, LLC.

Given under my hand and official seal on **25th day of March, 2011**.

  
Notary Public  
Commission Expires: