

CORPORATION WARRANTY DEED

20111005000296190 1/1 \$25.00
Shelby Cnty Judge of Probate: AL
/05/2011 01:44:06 PM FILED/CERT

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

Send tax notice to:
Jennifer Gafnea Olmstead
1000 Grandview Pass
Maylene, AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred fifty six thousand two hundred and no/100 (\$256,200.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Jennings Properties & Investments, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer Gafnea Olmstead** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1548, Grand View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office 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.

\$243,350.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

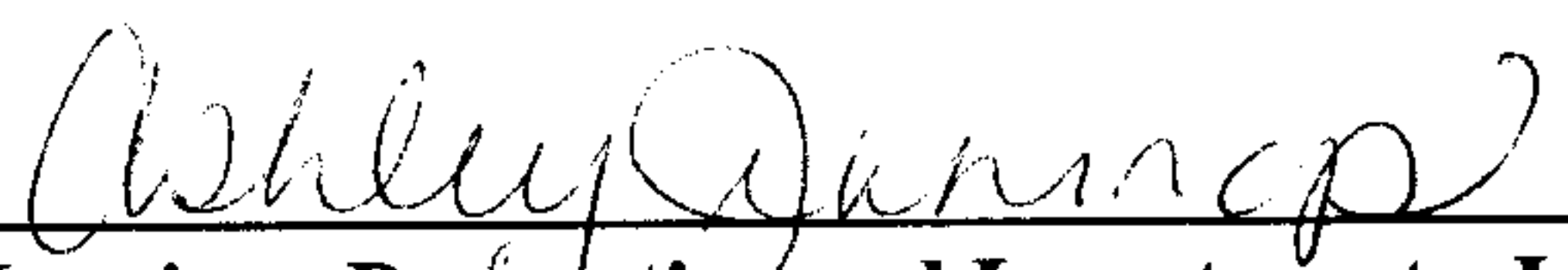
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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 **Jennings Properties & Investments, LLC**, by Ashley Jennings, its Member, who is authorized to execute this conveyance, has hereunto set my hand and seal this 29th day of September, 2011.

— Shelby County, AL 10/05/2011
State of Alabama
Deed Tax: \$13.00


Jennings Properties and Investments, LLC
By: Ashley Jennings
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 Ashley Jennings, whose name as Member of **Jennings Properties and Investments, 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, she, 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 29th day of September, 2011.

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


Notary Public
My Commission Expires: 10-20-2014