


C0407-21195T
Shelby


20040720000402150 Pg 1/2 94.00
Shelby Cnty Judge of Probate, AL
07/20/2004 10:40:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mitford Heights Development, LLC
P.O. Box 1928
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF **SHELBY**)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$800,000.00) DOLLARS** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I/we, **MARGARET K. YOUNGBLOOD, AN UNMARRIED WOMAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **MITFORD HEIGHTS DEVELOPMENT, LLC** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, ALABAMA, to-wit:

The S ½ of the SE ¼ of SE ¼, Section 31, Township 21 South, Range 2 West and the S ½ of the SW ¼ of the SW ¼, Section 32, Township 21 South, Range 2 West, Shelby County, Alabama.

**** THIS IS TO CERTIFY THAT MARGARET K. YOUNGBLOOD IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL VOLUME 135, PAGE 547. THE OTHER GRANTEE, HUGH E. YOUNGBLOOD, HAVING DIED ON THE 5TH DAY OF OCTOBER, 1990.**

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2003, which constitutes a lien, but are not yet due and payable until October 1, 2004.
2. All easements, reservations, restrictions, right of ways and covenants of record.

\$720,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTOR, **MARGARET K. YOUNGBLOOD** has hereunto set his signature and seal, this the **15TH** day of **JULY, 2004**.


MARGARET K. YOUNGBLOOD

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **MARGARET K. YOUNGBLOOD, AN UNMARRIED WOMAN**, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand this the ~~15TH~~ day of **JUNE, 2004.**



Notary Public

My commission expires: 06/17/07