

SEND TAX NOTICE TO: 07-172
Brian G. Grau
120 Deer Ridge Forest Cove
Birmingham, AL 35043

This instrument was prepared by:
Charles E. Davis, Jr., Attorney
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

20040922000523400 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
09/22/2004 14:45:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100'S (\$37,500.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **Deer Ridge Development, LLC**, a limited liability company, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto **Brian G. Grau**, (hereinafter referred to as grantee), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 6, according to the Survey of Deer Ridge Lakes, Sector 1, as recorded in Map Book 33, page 115, in the Probate Office of Shelby County, Alabama.

\$223,650.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

The terms and conditions of that certain real estate contract dated 7/26/04 between Brian G. Grau, as purchaser and Deer Ridge Development, LLC, as seller shall survive the delivery of this deed including and not limited to any uncollected payments of silt fencing deposits.

To have and to hold unto the said grantee, his heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the MANAGING MEMBER of said limited liability company who is duly authorized, has hereunto set his hand and seal this 13 of August, 2004.

Deer Ridge Development, LLC

AL Knight
BY: AL KNIGHT
Its: MANAGING MEMBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that AL KNIGHT who as the MANAGING MEMBER of **Deer Ridge Development, LLC**, 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, he executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

GIVEN under my hand and official seal this the 13th day of August, 2004.

Notary Public
My Commission Expires: