20041216000688300 Pg 1/1 471.00
Shelby Cnty Judge of Probate,AL
12/16/2004 13:54:00 FILED/CERTIFIED

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Linda A. Dobbs
4604 South Lakeridge Drive
Birmingham, AL 35244

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Sixty Thousand and 00/100 ($460,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **K.D.U. Real Property, LLC, a Florida limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Linda A. Dobbs,** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 13, according to the Amended Map of Lakeridge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29 day of **November, 2004.**

K.D.U. Real Property, LLC

Kathryn D. Umberger

Kathryn D. Umberger, Managing Member

STATE OF FLORIDA)
:
COUNTY OF Duval)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathryn D. Umberger, whose name as Managing Member of K.D.U. Real Property, LLC, a Florida limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of November, 2004.

NOTARY PUBLIC

CHRISTINA W ELMORE
Comm# DD0249427
Expires 1/10/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

AFFIX SEAL

My Commission Expires:
1/10/08.

CLAYTON T. SWEENEY, ATTORNEY AT LAW