



20041223000700750 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/23/2004 13:04:00 FILED/CERTIFIED

Send tax notice to:

Roger Henderson

513 Crowne Woods Drive
Birmingham, AL 35244

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Parkway

Suite 345

Birmingham, AL 35243

B4m 0417104

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Forty Nine Thousand and 00/100 Dollars (\$49,000.00) in hand paid to the undersigned, Liberty Cove, LLC (hereinafter referred to as "Grantor") by Roger E. Henderson and Nancy L. Henderson (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49 in the Probate Office of Shelby County, Alabama.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2003 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, his/her/their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her/their successors and assigns, that it is lawfully seized in fee simple of said

premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her/their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, by RANDY GREENHILL as MEMBER for Liberty Cove, LLC who is authorized to execute this conveyance, has hereunto set its signature and seal on November 30, 2004.

BY: Randy C. Greenhill
Liberty Cove, LLC
ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDY GREENHILL as MEMBER for Liberty Cove, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 30th day of November, 2004.



Kimberly D. Hawkins
Notary Public
Print Name: Kimberly D. Hawkins
Commission Expires: 1/8/07