Send Tax Notice To:
LANDRUM BUILDERS INC.
201 Alamosa Drive
Alabaster, Alabama 35007

20050323000130640 1/1 $12.00
Shelby Cnty Judge of Probate,AL
03/23/2005 01:01:14PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FIFTY THREE THOUSAND NINE HUNDRED and NO/00 ($53,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

BAGLEY PROPERTIES, LLC

grant, bargain, sell and convey unto,

LANDRUM BUILDERS, INC.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOTS 47-A and 58, according to the map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Pages 98 A & B in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

All ~~$0.00~~ of the above-recited consideration was paid from a ~~first~~ two mortgages recorded simultaneously herewith.

ADDITIONAL RESTRICTIONS FOR LOT 47-A ONLY
Northern side setback of Lot 47-A to be 6 feet. All other sides of Lot 47-A, Southern, Western and Eastern setbacks to be 25 feet.

TO HAVE AND TO HOLD to 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4 day of March, 2005

Dinn J Schmidt

Thomas Bagley
THOMAS BAGLEY, AS ITS MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, Debra C Higgins a Notary Public in and for said County, in said State, hereby certify that

THOMAS BAGLEY AS A MEMBER OF BAGLEY PROPERTIES, LLC

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2005.

DEBRA C. HIGGINS
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 11-04-2007

My Commission Expires 11-04-07

Debra C Higgins
Notary Public