

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 THREE HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY and NO/00 (\$318,750.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ROBERT A. BOYD AND WIFE, FAYE B. BOYD

grant, bargain, sell and convey unto,

## CORSAIR II, LLC

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

LOT 25, in Block 1, according to the Survey of Kirkwall, recorded in Map Book 6, Page 162 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.

\$318,750.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 23<sup>rd</sup> day of March, 2005

Robert A Bmd ROBERT A. BOYD

FAYEB. BOYD

## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

ROBERT A. BOYD AND FAYE B BOYD

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  $23^{RD}$  day of March  $\sqrt{2005}$ .

Notary Public

My Commission Expires: 10-16-08