20050502000207660 1/1 $13.00
Shelby Cnty Judge of Probate,AL
05/02/2005 10:20:45AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND AND NO/100-($228,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **MILLER REALTY GROUP, LLC.,** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **CARROLL ENTERPRISES, INC**. referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 815, ACCORDING TO A SURVEY OF GREYSTONE LEGACY, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 14, A, B, C, AND RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$226,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 13th day of April, 2005.

MILLER REALTY GROUP, LLC

BY: Keith B. Miller, Manager Member

KEITH B. MILLER, MANAGER MEMBER

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Keith B. Miller, Manager Member of Miller Realty Group, LLC whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, in his capacity of Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 13th day of April, 2005.

Notary Public

My Commission Exp:
CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
CARROLL ENTERPRICES, INC.

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax:$2.00