20050502000208050 1/2 $200.00
Shelby Cnty Judge of Probate,AL
05/02/2005 12:19:07PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Sixty Nine Thousand Nine Hundred and No./100 ($369,900.00)** 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, **Dutch Construction, LLC** , herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Daniel S. Diehl and Deborah S. Diehl,** referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 115, ACCORDING TO THE FINAL PLAT OF LAKEWOOD, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$184,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Dutch Construction LLC is one and the same entity as Dutch Construction Co., Inc., which was erroneously shown as grantee in that certain deed recorded as Inst. No. 20040809000446240.
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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

Ad valorem taxes for the year 2005, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their 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), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Dutch Construction, LLC, by and through Timothy G. Holland, its Managing Member, who are authorized to execute this conveyance, has hereto set their signatures and seal, this 20th day of April, 2005.

DUTCH CONSTRUCTION, LLC

BY: Timothy G. Holland, Managing Member
TIMOTHY G. HOLLAND, MANAGING MEMBER

WITNESS

WITNESS

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

Deed Tax:$186.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Timothy G. Holland, whose name as Managing Member of Dutch Construction, LLC, are 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/she/they as such managing member and

Moseley

with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2005.

NOTARY PUBLIC

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

SEND TAX NOTICE TO:
DANIEL S. DIEHL
DEBORAH S. DIEHL
138 SHORE FRONT LANE
WILSONVILLE, AL 35186

NOTARY PUBLIC

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

20050502000208050 2/2 $200.00
Shelby Cnty Judge of Probate,AL
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