20050721000365660 1/1 $161.00
Shelby Cnty Judge of Probate,AL
07/21/2005 12:29:46PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Fifty Thousand and No/100 ($150,000.00)** 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 **Leslie R. Barineau** referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 59, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), her heirs 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), her heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), her heirs 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 15th day of July, 2005.

MILLER REALTY GROUP, LLC.

BY: _____

KEITH MILLER, MANAGING MEMBER

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Keith Miller, Managing 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/she/they 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 15th day of July, 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:
LESLIE R. BARINEAU

Shelby County, AL 07/21/2005
State of Alabama

Deed Tax:$150.00