SEND TAX Notice:
1037 Grandview Pass
Alabaster, AL 35007

20050808000404340 1/1 $87.00
Shelby Cnty Judge of Probate,AL
08/08/2005 01:13:19PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of **THREE HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED AND NO/100 ($378,300.00) DOLLARS** to the undersigned Grantor, **L. D BOWLES CONSTRUCTION COMPANY, L.L.C,** the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto **TABITHA L. KLEIN**, un-married (herein referred to as Grantee), a married man, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, to–wit:

Lot 1511, Grand View Estates, Givianpour Addition to Alabaster, 15th Addition, as recorded in Map Book 32, page 126, in the Probate Office of Shelby County , Alabama.

Property Address: **1037 Grand View Pass**
Alabaster, Alabama 35007

Subject property will become the homestead of the Grantee named herein.
This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

$302,640.00 of the purchase price is being paid by the proceeds of a first mortgage loan and **$75,660.00** from 2nd mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple forever, together with every contingent remainder and right of reversion. And said GRANTOR does, individually and for its heirs, executors, and administrators, covenant with GRANTEE and his heirs and assigns that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that GRANTOR does have a good right to sell and convey the said premises; that GRANTOR and its heirs, executors, and administrators shall warrant and defend the said premises to GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has executed this Deed and set his seal thereto on this the **11th** day of **JULY, 2005** at Birmingham, Alabama.

L.D. BOWLES CONSTRUCTION, LLC

Linton D Bowles **(L.S.)**

BY: Linton Bowles
ITS: President

Shelby County, AL 08/08/2005
State of Alabama

Deed Tax:$76.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, KENNETH A. HAIRSTON, Notary Public for the State at Large, hereby certify that whose name is signed to the foregoing Warranty Deed, who is known to me acknowledged before me on this day that, being informed of the contents of the Deed, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **the 11TH** day of **JULY, 2005.**

KENNETH ANDREW HAIRSTON NOTARY PUBLIC ALABAMA STATE AT LARGE

Kenneth A. Hairston
Notary Public
Commission Expires_____

MY COMMISSION EXPIRES JULY 2, 2007

THIS INSTRUMENT PREPARED BY:
Kenneth A. Hairston
517 Beacon Parkway West
Birmingham, AL 35209