



20050809000406420 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/09/2005 10:08:33AM FILED/CERT

STATE OF ALABAMA )  
 :  
COUNTY OF SHELBY )

**WARRANTY DEED**

Name & Address of Property Owner:  
J & G Builders and Remodeling, Inc.  
204 Woodbridge Trail  
Chelsea, Alabama 35043

This Instrument Prepared by:  
Guy V. Martin, Jr., Esq.  
Martin, Rawson, & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

THIS INDENTURE, executed this 3<sup>rd</sup> day of August, 2005, by JESSE L. CANTY and wife, TAMARA E. CANTY (collectively referred to as "Grantor") in favor of J & G BUILDERS AND REMODELING, INC., an Alabama corporation (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

**WITNESSETH:**

That Grantor, for and in consideration of the sum of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

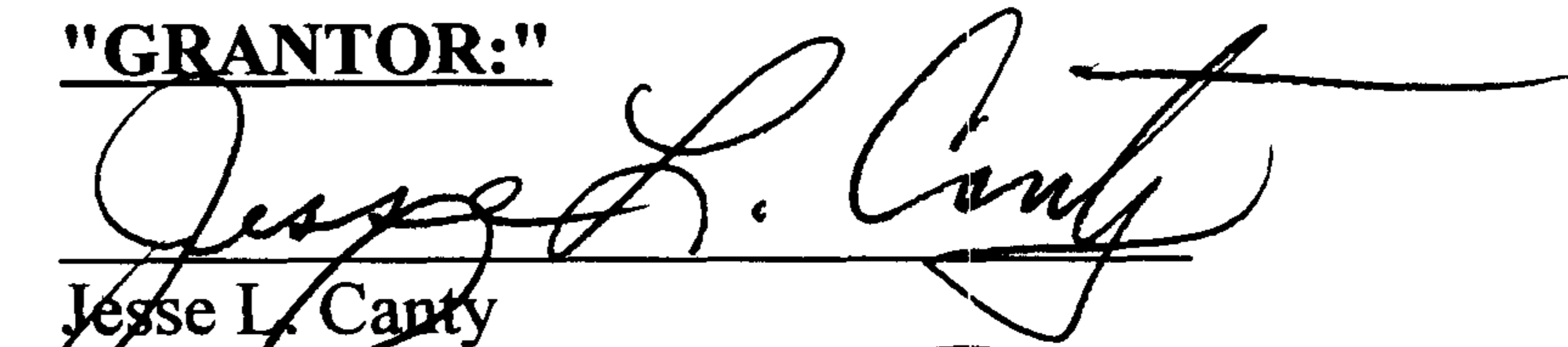
Grantor certifies that the subject property is not the homestead of the Grantor or Grantor's spouse.

\$45,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs, successors, and assigns. And Grantor does for himself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, its heirs, successors, and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed,  
on the day and year first above written.

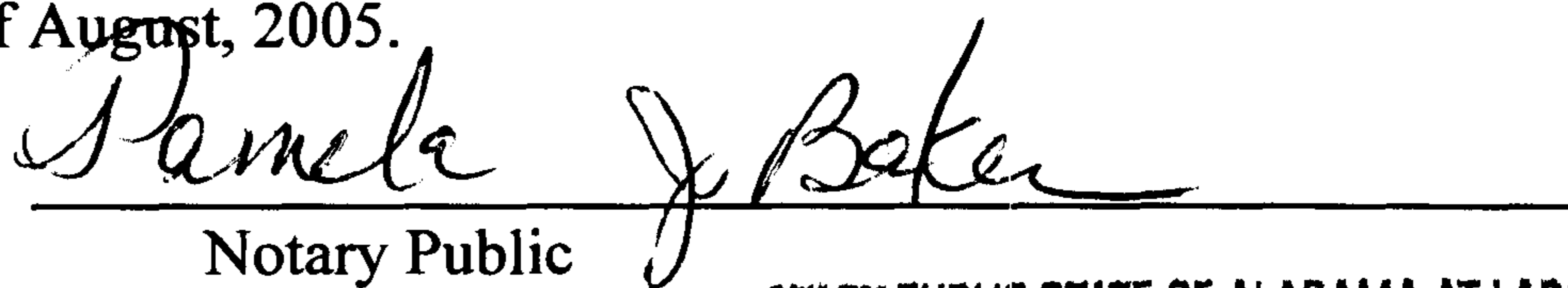
**"GRANTOR:"**

  
\_\_\_\_\_  
Jesse L. Canty

  
\_\_\_\_\_  
Tamara E. Canty


STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Jesse L. Canty and wife, Tamara E. Canty, whose names are signed to the foregoing instrument, and  
who are known to me, acknowledged before me on this day that, being informed of the contents of  
said instrument, they executed the same voluntarily on the day the same bears date. Given under my  
hand and official seal this 3<sup>rd</sup> day of August, 2005.

  
\_\_\_\_\_  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: JULY 25, 2008

My Commission Expires: \_\_\_\_\_

  
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**EXHIBIT A**

**Lot 50, according to the Survey of Cameron Woods, 3rd Addition, as recorded in Map Book 33,  
page 30, in the Probate Office of Shelby County, Alabama.**