20051206000631180 1/2 $266.50
Shelby Cnty Judge of Probate,AL
12/06/2005 01:26:48PM FILED/CERT

Shelby County, AL 12/06/2005
State of Alabama

Deed Tax:$252.50

Send tax notice to:
Anthony J. Serio
Carol B. Serio
115 Heritage Trace Parkway
Montevallo, AL 35115

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243
NTC05 00254

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty Two Thousand Four Hundred and 00/100 Dollars ($252,400.00) in hand paid to the undersigned, J. Powers Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Anthony J. Serio and Carol B. Serio, Joint Tenants with full Rights of Survivorship, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 65, according to the Map of Heritage Trace, Phase I, Sector 1 as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

$-0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, J. Powers Construction, LLC ,an Alabama Limited Liability Company by Jim Powers its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of December, 2005.

J. POWERS CONSTRUCTION, LLC
an Alabama Limited Liability Company

By: Jim Powers
Jim Powers
ITS MEMBER

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Powers, whose name as its MEMBER of J. Powers Construction, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1ST day of December, 2005.

Mary Pamela Short
Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06

MARY PAMELA SHORT
MY COMMISSION EXPIRES
SEPTEMBER
16
2006
ALABAMA
NOTARY PUBLIC