

05032

20051215000647820 1/1 \$12.50
Shelby Cnty Judge of Probate, AL
12/15/2005 08:09:52AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

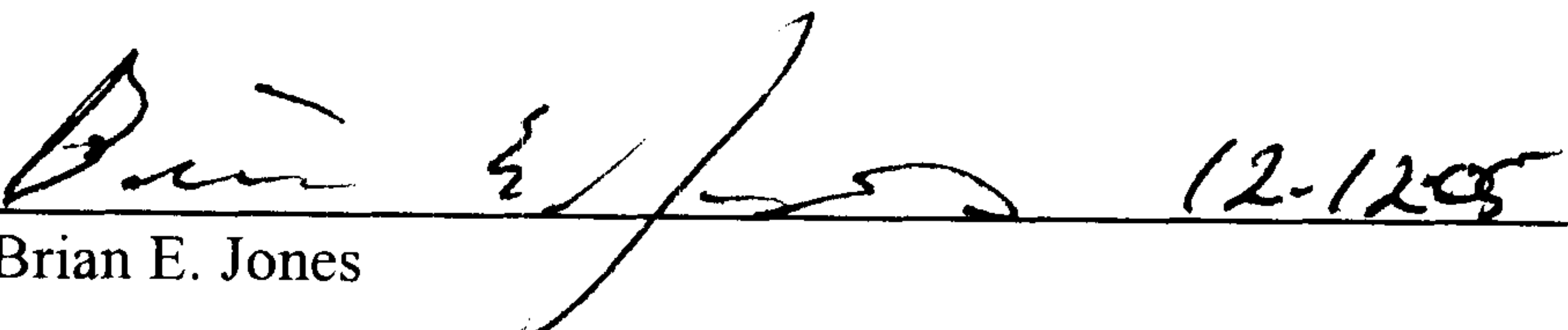
Prepared By: David C. Skinner, 2700 Rogers Drive,
Suite 208; Birmingham, AL 35209; (205) 871-9566.
No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Brian E. Jones, an unmarried individual (hereinafter "GRANTOR"), for and in consideration of the sum of \$1,050.45 to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Q 2006 Fresh Start LLC, an Alabama limited liability company (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 8, according to the Survey of Dearing Downs, third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

The grantee acknowledges the existence of the mortgage filed for record in the probate court of Jefferson County and there recorded as Instrument 2001-49226. Grantee accepts the property conveyed subject to this mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever. **TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever. **GRANTOR DOES HEREBY COVENANT**, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons. **GRANTOR HAS HERETO** set his/her hand and seal on December 12, 2005.


Brian E. Jones

STATE OF ALABAMA; COUNTY OF Jefferson. I, the Undersigned Authority, a Notary Public in and for said county, hereby certify that Brian E. Jones whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she executed the same voluntarily on the day and year set forth above. **Given under My Hand**, on December 12, 2005.


NOTARY PUBLIC

Shelby County, AL 12/15/2005
State of Alabama

Deed Tax: \$1.50