13832

20060119000031140 1/2 $14.50
Shelby Cnty Judge of Probate,AL
01/19/2006 03:19:51PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TERESA LUMPKIN
2030 KERRY CIRCLE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 01/19/2006
State of Alabama

Deed Tax:$.50

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND NINE HUNDRED DOLLARS and 00/100 ($178,900.00) to the undersigned grantor,MB & C - KINSALE, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto TERESA LUMPKIN, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 65, ACCORDING TO THE SURVEY OF KINSALE GARDEN HOMES, 1ST SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.

3. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 34 PAGE 16.

4. 8 FOOT UTILITY EASEMENT ON FRONT LOT LINE AS PER PLAT.

5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS RECORDED IN INST. NO. 20040331000163160.

6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN INST. NO. 20041008000557170.

7. DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INST. NO. 20050203000056380.

$143,120.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

$35,700.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

20060119000031140 2/2 $14.50
Shelby Cnty Judge of Probate, AL
01/19/2006 03:19:51PM FILED/CERT

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MB & C - KINSALE, LLC, by its MEMBER, TIM MUNGER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of January, 2006.

MB & C - KINSALE, LLC

By: _____
TIM MUNGER , MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TIM MUNGER, whose name as MEMBER of MB & C - KINSALE, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 13th day of January, 2006.

_____
Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE