



2006012000033430 1/2 \$113.50
Shelby Cnty Judge of Probate, AL
01/20/2006 01:01:10PM FILED/CERT

Send Tax Notice To:
M & A Investments, LLC
P.O. Box 570
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF NINETY-NINE THOUSAND FIVE HUNDRED and No/100 DOLLARS (\$99,500.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JASON HUMPHRIES and wife, AMANDA HUMPHRIES**, (herein referred to collectively as Grantor), do grant, bargain, sell and convey unto **M & A INVESTMENTS, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 1, according to the Amended Map of Fox Valley Subdivision, recorded in Map Book 34, page 8 in the Probate Office of Shelby County, Alabama

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2006 and subsequent years;
2. Transmission Line Permits granted to Alabama Power Company by instrument recorded in Deed Book 130, page 178 in the Probate Office of Shelby County, Alabama;
3. Rights of others to the use of the easement for roadway and utility line as set out in Deed Book 277, page 253, Deed 302, page 783, Deed 309, page 299 and Real 156, Page 965 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all 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, including but not limited to gas, oil, sand and gravel, in, on and under subject property as set out in Deed Book 302, page 783 and Deed 277, page 254 in the Probate Office;
5. Restrictions, limitations, covenants and conditions as set out in the probate office of Shelby County and restrictions, limitations conditions and other provisions as set out in Map Book 33, page 153 and Map Book 34, page 8 in the Probate Office;
6. Any and all matters of record; and



20060120000033430 2/2 \$113.50
Shelby Cnty Judge of Probate, AL
01/20/2006 01:01:10PM FILED/CERT

7. All matters that would be revealed by a current and accurate physical survey of the subject property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **M & A INVESTMENTS, LLC**, an Alabama limited liability company, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

10th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of January, 2006.

JASON HUMPHRIES

AMANDA HUMPHRIES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JASON HUMPHRIES and AMANDA HUMPHRIES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2006.

NOTARY PUBLIC

My commission expires: 5-13-2008

Shelby County, AL 01/20/2006
State of Alabama

Deed Tax: \$99.50