## WARRANTY DEED

Consideration - \$75,000

Shelby Cnty Judge of Probate, AL

03/01/2006 10:48:28AM FILED/CERT

STATE OF ALABAMA )
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of <u>ONE HUNDRED AND NO/100</u> DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE (S) herein, the receipt whereof, is hereby acknowledged I/We, <u>TODD M. NEMEC AND KELLY D. NEMEC, HUSBAND AND WIFE</u>, herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto <u>JMJ ENTERPRISES</u>, <u>LLC</u>, (herein referred to as GRANTEE(S)), their successors and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

Lot 5, according to Robert Pledger's Resurvey of part of Blocks 262, 263 and 265, according to the Dunstan's Map of the Town of Calera, as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County, Alabama.

Property Address: 1778 21st Street, Calera, AL 35040.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning, ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

The mailing address of the Grantee is: P.O. Box 1776, Columbia, AL 35051.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE (S), their successors and assigns FOREVER.

And GRANTOR (S) do covenant with the said GRANTEE (S), their successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE (S), their successors and assigns, and that GRANTOR (S) will WARRANT AND DEFEND the premises to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this 10th day of February, 2006.

Shelby County, AL 03/01/2006 State of Alabama

Deed Tax:\$75.00

TODD M. NEMEC

KELLY D. NEMEC

STATE OF ALABAMA

COUNTY OF She/by

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I, the undersigned authority, a Notary Public in and for said State and County hereby certify that <u>Todd M. Nemec and Kelly D. Nemec</u> whose name(s) <u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \( \( \lambda \) day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared By:
Bill Fuller
Fuller & Taylor PC
6743 Taylor Circle
Montgomery, AL 36117