Send Tax Notice To:
LANDRUM BUILDERS, INC.
201 ALAMOSA DRIVE
ALABASTER, ALABAMA 35007

20060320000128850 1/1 $12.00
Shelby Cnty Judge of Probate, AL
03/20/2006 02:33:29PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **NINETY EIGHT THOUSAND NINE HUNDRED and NO/00 Dollars ($98,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

BAGLEY PROPERTIES, LLC

grant, bargain, sell and convey unto,

LANDRUM BUILDERS, INC.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 33A, 34A, 37A, and 39A, according to a amended map of Ammersee Lakes, Second Sector, as recorded in Map Book 36 Page 99 in the Probate Office of Shelby County, Alabama.
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$ 98,900.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

ADDITIONAL RESTRICTIONS FOR LOTS 33A, 34A, 37A, & 39A
Single Level home must be 1400 square feet of heated area.

9 ft. ceilings throughout first level on all homes.

No fence shall be constructed within 5 feet of back lot line without written variance from the developer.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of March, 2006.

BAGLEY PROPERTIES, LLC

TOM BAGLEY
AS ITS MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, Jamie Bruner a Notary Public in and for said County, in said State, hereby certify that

TOM BAGLEY AS A MEMBER OF BAGLEY PROPERTIES, LLC

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 15th day of March, 2006.

Notary Public

My Commission Expires:

JAMIE L. BRUNER
NOTARY PUBLIC
STATE AT LARGE - ALABAMA
Commission Expires 4-1-2009