20060418000179300 1/1 $12.00
Shelby Cnty Judge of Probate, AL
04/18/2006 08:15:32AM FILED/CERT

This instrument was prepared by:
FOSTER & ASSOCIATES
Atty. Alan L. Foster
529 Beacon Parkway West, Suite 104
Birmingham, AL 35209

Send Tax Notice To:
Shontorshia N. Grady and
Shontua D. Ray
672 Waterford Lane
Calera, Alabama 35040

STATE OF ALABAMA)
: **WARRANTY DEED**
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this the **4th** of **April, 2006**, by and between **Holsombeck Builders, Inc. an Alabama Limited Liability Company, hereinafter** referred to as Grantor(s), and **Shontorshia N. Grady and Shontua D. Ray, hereinafter** referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **One Hundred Forty Nine Thousand Nine Hundred Dollars, and 00/100 ($149,900.00)**, the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of SHELBY County, State of Alabama, to wit:

Lot 584, according to the Survey of Waterford Highlands Sector 4 Phase I, as recorded in Map Book 34, Page 73, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO:
All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of SHELBY County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HEREWITH A PURCHASE MONEY MORTGAGE in favor of Bank of America for $149,900.00 as a first mortgage.

Holsombeck Builders, Inc.

By:_____ **By:**_____
Kent Holsombeck , Vice President

STATE OFALABAMA)
: Acknowledgment
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Kent Holsombeck, Vice President of Holsombeck Builders, Inc., an Alabama Limited Liability Company,** is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **4th day of April, 2006.**

Notary Public
My Commission Expires: February 25, 2008

ALAN L. FOSTER
COMM. EXP.
NOTARY
PUBLIC
2/25/08
ALABAMA STATE AT LARGE