

## WARRANTY DEED

## STATE OF ALABAMA **COUNTY OF SHELBY**

That, in consideration of \$128,647.00 to the undersigned Grantor, C & C Construction, LLC, an Alabama Limited Liability Company and Donald E. Lowery in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Tanya A. Jackson (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property Address:

157 Reese Drive Alabaster, AL 35007

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$128,647.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created of suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 2nd day of May, 2006.

C & C Construction, LLC

By:

It's Authorized Member, Grantor

Donald E. Lowery

Grantor

STATE OF ALABAMA **COUNTY OF SHELBY** 

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, C & C Construction, LLC, an Alabama Limited Liability Company, Authorized Member and Donald E. Lowery, whose name(s) 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 as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of May, 2006.

Commission Expires:

Send Tax Notices To:

Tanya A. Jackson 157 Reese Drive Alabaster, AL 35007

Kevin Hays and Associates, PC 100 Concourse Parkway, Suite 101

This Instrument Prepared By;

Birmingham, AL 35244