20060516000230790 1/1 $43.00
Shelby Cnty Judge of Probate, AL
05/16/2006 01:09:15PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
James M. Mayhan
253 Thoroughbred Lane
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred nineteen thousand and no/100 ($319,000.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Heatherbrooke Construction Company, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James M. Mayhan** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 100-A, of a Resurvey of Lots 72 and 100 of Saddle Lake Farms, being a resurvey of Lot 72, Saddle Lake Farms, Second Addition and Lot 100, Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 34, Page 138, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$255,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$31,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of May, 2006.

Heatherbrooke Construction Company, Inc.
By: Robert O. Lucas, II
Its: President

Shelby County, AL 05/16/2006
State of Alabama

Deed Tax:$32.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Robert O. Lucas, II whose name as President of **Heatherbrooke Construction Company, Inc.** , is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 5th day of May, 2006.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009