20060605000262720 1/1 $70.00
Shelby Cnty Judge of Probate,AL
06/05/2006 09:29:48AM FILED/CERT

SEND TAX NOTICE TO: LORI NESTOR
132 SAINTFIELD LANE
BIRMINGHAM, AL. 35242

Shelby County, AL 06/05/2006
State of Alabama

Deed Tax:$59.00

CORPORATION WARRANTY DEED, INDIVIDUAL

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $235,000.00 and other valuable considerations to the undersigned GRANTOR, **GANN ENTERPRISES, LLC, a ~~corporation~~ (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto LORI NESTOR, AN UNMARRIED WOMAN, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, State of Alabama, to-wit:**

LOT 68, ACCORDING TO THE SURVEY OF STONEGATE REALTY, PHASE THREE, AS RECORDED IN MAP BOOK 33, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$176,250.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to covenants, restrictions, reservations, easements and rights-of-way of record. Taxes for 2006 and any subsequent years.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs 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 it has a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, GANN ENTERPRISES, LLC, a ~~corporation~~, has caused this instrument to be executed by KEITH B. MILLER its duly authorized MANAGING MEMBER and its corporate seal of said corporation to be here unto affixed and attested by its duly authorized officer this 30th day of May. 2006.

ATTEST:

GANN ENTERPRISES, LLC

BY: Keith B Miller
Its MEMBER

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that KEITH B. MILLER whose name as MANAGING MEMBER of **GANN ENTERPRISES, LLC**, a ~~corporation~~, 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 the conveyance he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 30th day of May, 2006.

Notary Public

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243