20060705000319410 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/05/2006 10:48:36AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Jeremy D. Crow, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
J. Dunlap Construction, LLC
8180 Castlehill Road
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Two Hundred Seventy Thousand and no/100 ($270,000.00) DOLLARS**, in hand paid to the undersigned, Tom R. Vlach and Rixja R. Vlach, husband and wife (hereinafter referred to as "GRANTORS"), by J. Dunlap Construction, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey to the said GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 151, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the tax year, 2006.
2. All restrictions and covenants appearing of record in the Probate Records of Shelby County, Alabama.

$270,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

And we do for ourselves and for our successors and assigns covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that our successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, Tom R. Vlach and Rixja R. Vlach have hereto set their signatures and seals, this 29th day of June, 2006.

Tom R. Vlach
Tom R. Vlach

Rixja R. Vlach
Rixja R. Vlach

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom R. Vlach and Rixja R. Vlach 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 such conveyance, they executed the same voluntarily.

Given under my hand and official seal this 29th day of June, 2006.

Notary Public
My commission expires: 8/30/08