20060803000374470 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/03/2006 09:26:35AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Million, Four Hundred, Seventy Five Thousand Dollars and no/100 Dollars ($2,475,000.00) and other good and valuable consideration to the undersigned grantors, MARYLIN B. WARTH, as Trustee of the MARYLIN B. WARTH TRUST, CAROLYN J. TITONE, a married woman, JOHN MICHAEL WATKINS, a married man and CHARLES L. WATKINS, III, a married man in hand paid by the grantee, INDIAN CREST LLC the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, according to the Survey of The View at Indian Crest, as recorded in Map Book 37, Page 48, in the Probate Office of Shelby County, Alabama.

All of the consideration is paid by a Purchase money Mortgage filed simultaneously.

The above described property is not the homestead of the grantors.

TO HAVE AND TO HOLD, to the said grantee, their successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 1st day of August, 2006.

WITNESS:

Marylin B. Warth, Trustee of the
Marylin B. Warth Trust

Carolyn J. Titone

John Michael Watkins

Charles L. Watkins, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Marylin B. Warth, as Trustee of the Marylin B. Warth Trust, Carolyn J. Titone, John Michael Watkins and Charles L. Watkins, III, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1st day of August, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

Notary Public

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This Instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Indian Crest LLC
160 Yeager Parkway, Suite 200
Pelham, Alabama 35124