This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Vines Construction Company, Inc.

Montevallo, AL 35115

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WARRANTY DEED

20060809000385930 1/1 $12.00
Shelby Cnty Judge of Probate,AL
08/09/2006 01:34:56PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Nine Thousand Three Hundred dollars and Zero cents ($29,300.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bagley Properties, LLC, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Vines Construction, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7A, according to the Amended Map of Ammersee Lakes, Second Sector as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama..

SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

ADDITIONAL RESTRICTION:
SINGLE LEVEL HOME MUST BE 1400 SQUARE FEET OF HEATED SPACE.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this.

Bagley Properties, LLC By James D. Bagley
Bagley Properties, LLC James D. Bagley, Member

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

James D. Bagley, Member

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Bagley Properties, LLC whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this. 28th day of July, 2006.

Kay H. Tyler
Kay H. Tyler
11/6/08

1st American