20061106000544510 1/2 $169.50
Shelby Cnty Judge of Probate, AL
11/06/2006 02:38:46PM FILED/CERT

NTC060721

Send tax notice to:
Brian C. Kelly
143 Flagstone Drive
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 11/06/2006
State of Alabama

Deed Tax:$155.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00) in hand paid to the undersigned, Simian Enterprises, Inc. (hereinafter referred to as "Grantor") by Brian C. Kelly and Renee M. Kelly (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Final Plat of Flagstone, as recorded in Map Book 36, Page 131, Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$159,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Simian Enterprises, Inc. by Walter Wilson its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of October, 2006.

SIMIAN ENTERPRISES, INC.
By:
WALTER WILSON
ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter Wilson, whose name as PRESIDENT of Simian Enterprises, Inc. is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of October, 2006_.

Notary Public

Print Name: Paula D Levitt

Commission Expires: 12-18-07

PAULA D. LEVITT
MY COMMISSION EXPIRES
DECEMBER
18
2007
ALABAMA
NOTARY PUBLIC

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