THIS INSTRUMENT PREPARED BY:
Riley & Riley, P.C.
1950 Stonegate Drive, Suite 150
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
Designmark Builders, LLC
2067 Columbiana Road
Birmingham, AL 35216

20061116000562320 1/2 $15.00
Shelby Cnty Judge of Probate, AL
11/16/2006 03:14:45PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00) to (the "Grantor"), **CHARLES G. KESSLER, JR., a married man,** in hand paid by **DESIGNMARK BUILDERS, LLC**, an Alabama limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 18, 19, 20, 21, 25, 26, 27, 28, 29, and 35, according to the map or survey of Mountain Lake Subdivision, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2006, and taxes for subsequent years, not yet due and payable.

2. Restrictions and Covenants as recorded in Book 2004, Page 50118 and Book 2004, Page 50117, of the Official records of Shelby County, Alabama, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

3. Restrictions and Covenants as recorded in Instrument #20050510000224130, of the Official records of Shelby County, Alabama, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Right of way to Alabama Power Company, recorded in Book 217, Page 90, and Book 232, Page 709, of the Official records of Shelby County, Alabama.

5. Right of way to Shelby County, Alabama, recorded in Book 1999, Page 34876, of the Official records of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns forever, subject, however, to the matters described above.

$360,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, Grantor, **CHARLES G. KESSLER, JR.**, has caused this conveyance to be executed on this 27th day of September, 2006.

CHARLES G. KESSLER, JR.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CHARLES G. KESSLER, JR.**, 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, she, executed the same voluntarily for and as his act.

Given under my hand and official seal this 27th day of September, 2006.

Notary Public
My Commission expires: 10-1-09

KRISTY LIGGAN RILEY
COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 1, 2009
STATE OF ALABAMA AT LARGE

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