CORPORATION FORM WARRANTY DEED

20061218000615700 1/1 $12.00
Shelby Cnty Judge of Probate, AL
12/18/2006 03:05:07PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

That, in consideration of **$128,200.00** to the undersigned Grantor, **C&C Construction, LLC, a Limited Liability Company,** in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Brooke A Collver** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 46, according to the Map of Ironwood, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Property Address: **205 Ironwood Circle**
Alabaster, Alabama 35007

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$130,956.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created of suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 13th day of December, 2006.

C&C Construction, LLC

By: Kenneth D. Cost
Kenneth D. Cost, Authorized Member
Grantor

Donald E Lowery
Donald E. Lowery, Authorized Member
Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenneth D. Cost and Donald E. Lowery, Authorized Members of C&C Construction, LLC,** whose names 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 the conveyance, they as such officers and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2006.

Notary Public

Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By;
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Brooke A Collver
205 Ironwood Circle
Alabaster, AL 35007