

20070117000025050 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/17/2007 12:39:24PM FILED/CERT

REL, INC.
5336 Stadium Trace Parkway
Suite #104
Hoover, Alabama 35244
HVVDT00008

Send tax notice to:
Tony Culverhouse
127 Winners Circle
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

Shelby County, AL 01/17/2007
State of Alabama
Deed Tax: \$2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seven Thousand and 00/100 Dollars (\$107,000.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Tony Culverhouse (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING SETBACK LINES, COVENANTS, RESTRICTIONS, CONDITIONS,
RIGHTS OF WAYS AND EASEMENTS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.
RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE
JOINT COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH
RIGHTS INCLUDED BUT ARE NOT LIMITED TO ROOF, FOUNDATIONS,
PARTY WALLS, WALKWAYS AND ENTRANCE.

\$105,346.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, KSH Construction, LLC, an Alabama
Limited Liability Company by KELLY HIGDON its MEMBER who is authorized to
execute this conveyance, has hereunto set its signature and seal on this the 16th
day of Jan, 2007.

KSH Construction, LLC
an Alabama Limited Liability
Company

By: [Signature]
Kelly Higdon
ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Kelly Higdon, whose name as its MEMBER of KSH Construction, LLC, an
Alabama Limited Liability Company, 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, she/he executed the same voluntarily for and as the act of said
limited liability company.

Given under my hand and official seal this the 16th day of Jan, 2007.

[Signature]

Notary Public

Print Name:

Commission Expires:

