SEND TAX NOTICE TO:
Bernardo & Marla De La Pava
313 Normandy Lane
Chelsea, Alabama 35043

This instrument was prepared by
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road Suite 200
Birmingham, Alabama 35244

20070221000079110 1/1 $12.00
Shelby Cnty Judge of Probate, AL
02/21/2007 11:25:11AM FILED/CERT

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY)

That in consideration of **Four Hundred Sixty Thousand Dollars and No Cents ($460,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **DeMeis-HomeSouth Custom Homes, LLC, by and through its Managing Member, Marc DeMeis** (herein referred to as the "Grantor"), grants, bargains, sells and conveys unto **Bernardo De La Pava and wife, Marla De La Pava** herein referred to as the "Grantee"), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 47, according to the Survey of Courtyard Manor, recorded in Map Book 35 page 114 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

$460,000.00 **of the purchase price is paid for with a mortgage which is being simultaneously recorded herewith.**

Subject to ad valorem taxes for the years 2007, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I, on behalf of the Corporation do for myself and the Corporation, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the Corporation is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Corporation has a good right to sell and convey the same as aforesaid; that I, on behalf of the Corporation, shall for myself and the Corporation, its successors and assigns, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this **16th** day of **February, 2007**.

DeMeis-HomeSouth Custom Homes, LLC

Marc DeMeis Member (Seal)
By: Marc DeMeis, Managing Member

STATE OF ALABAMA)
) **Corporate Acknowledgment**
Shelby COUNTY)

I, Haley M. Taylor, a Notary Public in and for said County, in said State, hereby certify that **DeMeis-HomeSouth Custom Homes, LLC**, by and through its **Managing Member**, **Marc DeMeis** 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this **16th** day of **February, 2007.**

Haley M. Taylor
Notary Public
My Commission Expires: 4-1-09

Title Closing