

20070222000082690 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/22/2007 02:13:56PM FILED/CERT

RELI, INC.
The Title & Closing Professionals
2850 Cahaba Road, #140
Mountain Brook, AL 35223
HOVOTBUDJP

Send tax notice to:
Meghan Garner
119 Winners Circle
Calera, AL 35040

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

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$104,900.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Meghan Garner and Joseph Garner (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 114, according to the Survey of The Cottages of Saratoga. Sector 2, Phase 1, as recorded in Map Book 34, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, RIGHTS OF WAYS,
COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$104,900.00 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.

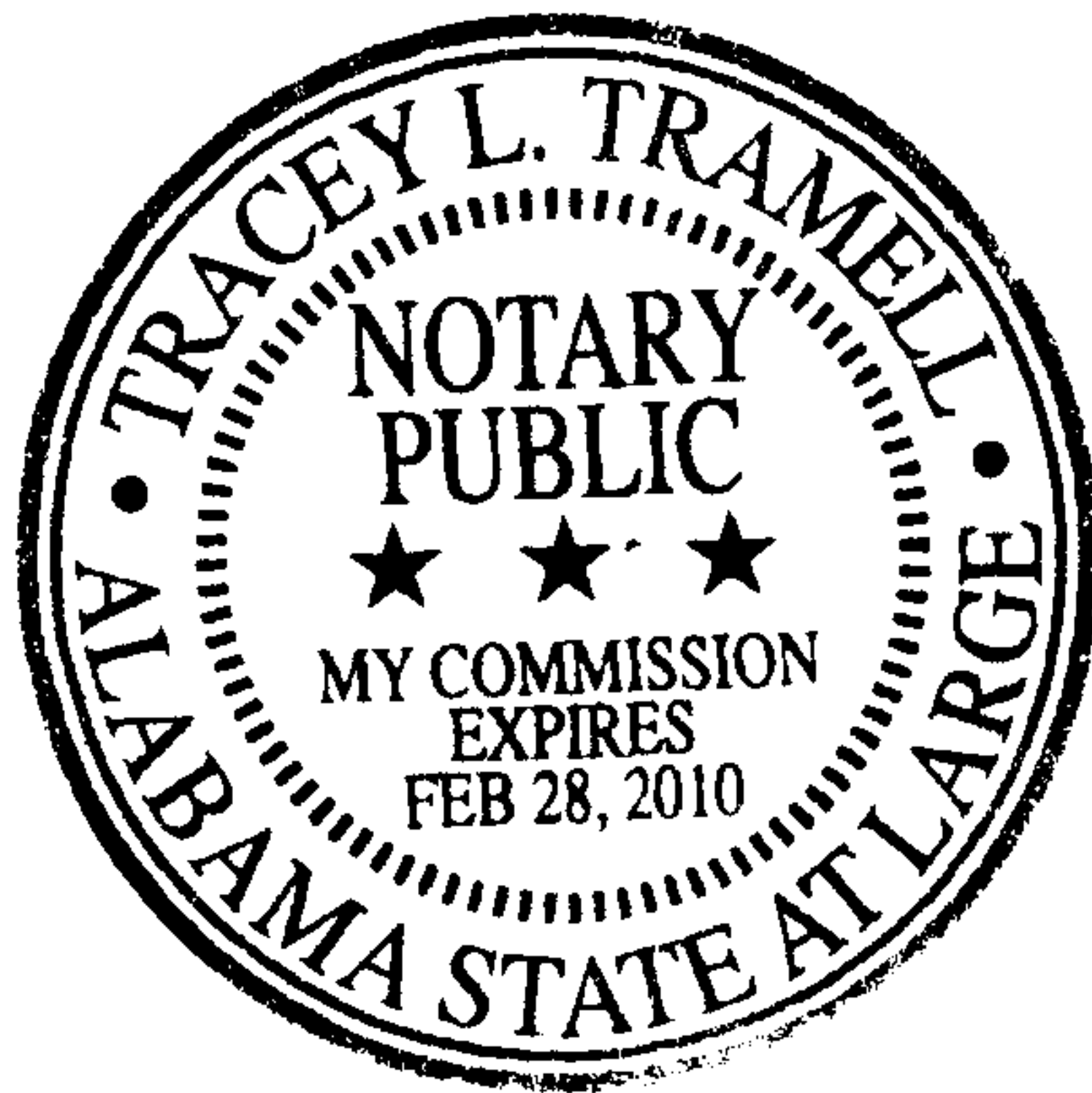
IN WITNESS WHEREOF, Grantor, KSH Construction, LLC by Kelly Higdon,
Member its Member, who is authorized to execute this conveyance, has hereunto set its
signature and seal on this the 13th day of Feb 2006.

By: [Signature]
KSH Construction, LLC
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, Member, whose name as Member of KSH Construction, LLC ,
a Corporation, 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said Corporation.

Given under my hand and official seal this the 13th day of Feb 2007.



[Signature]
Notary Public
Print Name:
Commission Expires: