

  
20070306000101590 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/06/2007 01:34:24PM FILED/CERT

RELI, INC.  
The Title & Closing Professionals  
2850 Cahaba Road, #140  
Mountain Brook, AL 35223  
*MTB0700031*

Send tax notice to:  
Kimberly Renee Smith  
131 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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Three Thousand Nine Hundred and 00/100 Dollars (\$103,900.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Kimberly Renee Smith (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 117, according to the Survey of The Cottages of Saratoga. Sector 2, Phase 1, as recorded in Map Book 34, Page 12, now known as Lot 117, 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, EASEMENTS, COVENANTS, CONDITIONS AND  
RIGHTS OF WAYS OF RECORD.  
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

ALL 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 2nd day of Mar, 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, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the

2nd day of March, 2007  
[Signature]

Notary Public

Print Name:

Commission Expires

