

20070307000102910 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
03/07/2007 10:00:48AM FILED/CERT

Shelby County, AL 03/07/2007
State of Alabama

Deed Tax: \$1.50

Send tax notice to:

TOMMY J. ROWE

165 FARMINGDALE DRIVE

HARPERSVILLE, AL 35078

This instrument prepared by:

Charles D. Stewart, Jr.

Executive Real Estate Group, LLC

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

2007117

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Six Thousand and 00/100 Dollars (\$186,000.00) in hand paid to the undersigned, FARMINGDALE HOMES, LLC (hereinafter referred to as "Grantor") by TOMMY J. ROWE (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 29, ACCORDING TO THE SURVEY OF FARMINGDALE ESTATES, SECTOR TWO, AS RECORDED IN MAP BOOK 35, PAGE 130, 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, COVENANTS AND CONDITIONS OF RECORD.

\$184,542.00 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.



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IN WITNESS WHEREOF, Grantor, FARMINGDALE HOMES, LLC by JOE D. VINES its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of February, 2007.

FARMINGDALE HOMES, LLC

By: 

JOE D. VINES
ITS MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE D. VINES, whose name as MEMBER of FARMINGDALE HOMES, LLC 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 executed the same voluntarily for and as the act of said corporation.

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


Notary Public

Print Name:

Commission Expires:

4-13-08

