

This instrument was prepared by:

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Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Landrum Builders, Inc.  
201 Alamosa Drive  
Alabaster, Al. 35007

## WARRANTY DEED

20070523000240660 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
05/23/2007 01:55:35PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-FIVE THOUSAND TWO HUNDRED FIFTY SIX DOLLARS and NO/00 (\$25,256.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**BAGLEY PROPERTIES, LLC,**  
grant, bargain, sell and convey unto,

**LANDRUM BUILDERS, INC.**  
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Lot 37-A, according to an amended map of Ammersee Lakes, Second Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.*

### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.
3. House shall be a minimum of 1400 sq. ft. of heated living area on main level.

This property constitutes no part of the homestead of the Grantor.

~~NONE~~ <sup>**All**</sup> of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18 day of May, 2007.

**BAGLEY PROPERTIES, LLC**

By: **TOM BAGLEY** as its Member

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TOM BAGLEY, as Member of BAGLEY PROPERTIES, LLC**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of May, 2007.

Notary Public

My Commission Expires: 04-15-2009

