

20070606000263030 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
06/06/2007 09:17:02AM FILED/CERT

Shelby County, AL 06/06/2007
State of Alabama

Deed Tax: \$3.50

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

Prepared By: David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Q 2007 Fresh Start, LLC, a Limited Liability Company, for and in consideration of the sum of \$3,500.00, to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to James F. Bond, a married man, (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 8, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever. **TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever. **GRANTOR DOES HEREBY COVENANT**, for itself, its successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons. **GRANTOR HAS HERETO** set his/her hand and seal on May 28, 2007 by and through its Manager/Member, James F. Bond.

James F. Bond

Q2006 Fresh Start LLC
by James F. Bond, its Manager/Member

STATE OF ALABAMA; COUNTY OF SHELBY. I, the Undersigned Authority, a Notary Public in and for said county, hereby certify that James F. Bond whose name is signed to the foregoing instrument, as Manager/Member of Q 2006 Fresh Start LLC, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, and as such representative and with full authority, he/she executed the same voluntarily on the day and year set forth above. **Given under My Hand**, on May 28, 2007.

[Signature]

NOTARY PUBLIC

