

20070608000267850 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
06/08/2007 09:47:59AM FILED/CERT

Shelby County, AL 06/08/2007
State of Alabama

Deed Tax: \$15.00

Send tax notice to:

CELENA APPLING

143 BENT CREEK DR.

CHELSEA, AL 35043

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

2007217

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, G.S. CONSTRUCTION, LLC and GARY W. THOMAS, A MARRIED PERSON (hereinafter referred to as "Grantor") by CELENA APPLING (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 11, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$185,000.00 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, G.S. CONSTRUCTION, LLC by ANGIE PHILLIPS, its AGENT, and GARY W. THOMAS who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of May, 2007.

G.S. CONSTRUCTION, LLC

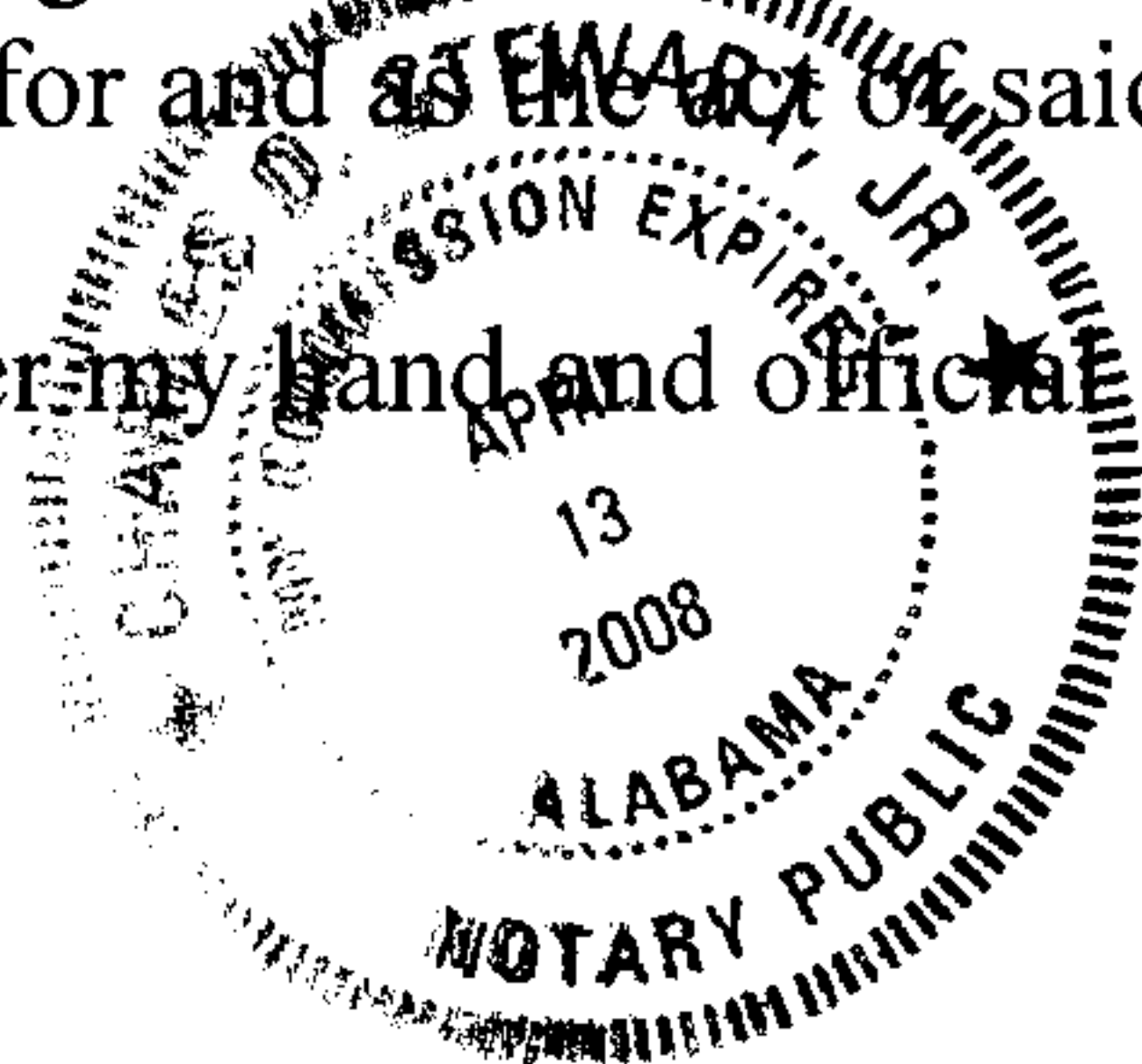
By: [Signature]
ANGIE PHILLIPS

ITS AGENT
[Signature]
GARY W. THOMAS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGIE PHILLIPS, whose name as AGENT of G.S. CONSTRUCTION, 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, she executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 31st day of May, 2007.



Notary Public

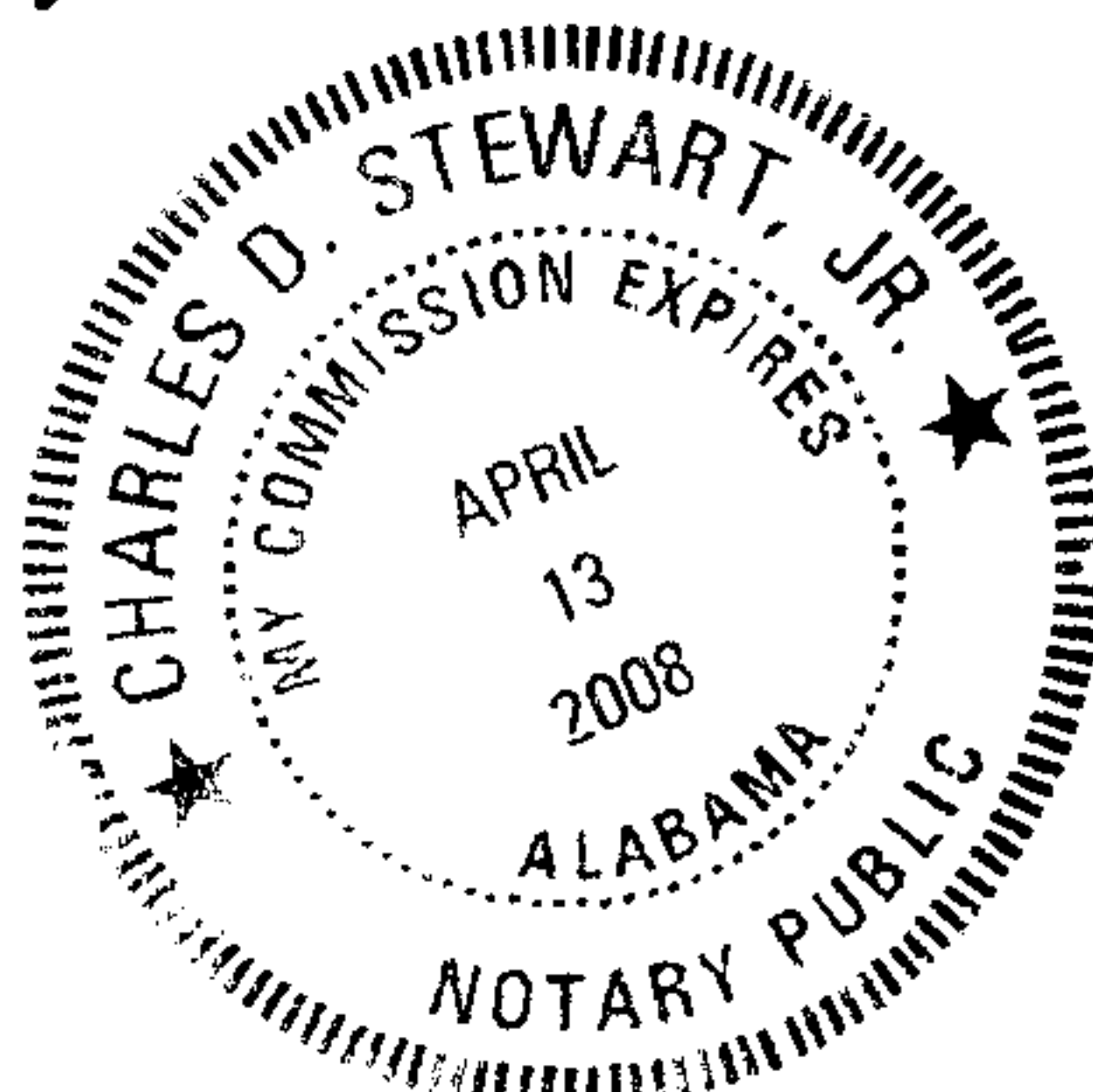
Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-08

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY W. THOMAS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of MAY, 2007.



[NOTARIAL SEAL]

Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-08