

20070608000269050 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
06/08/2007 01:25:57PM FILED/CERT

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

Deed Tax: \$13.00

NTC0700191

Send tax notice to:

A. Daniel & Clara Gilliland
133 Heritage Trace Parkway
Montevallo, AL 35115

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 in consideration of Two Hundred Forty Six Thousand and 00/100 Dollars (\$246,000.00) in hand paid to the undersigned **J. Powers Construction, LLC, a Limited Liability Company existing under the laws of the State of Alabama** (hereinafter referred to as Grantors”) by **A. Daniel Gilliland and Clara Gilliland** (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 68, according to the Map for Heritage Trace, Phase I, Sector 1 as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$233,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) James R. Power as Managing Member for J. Powers Construction, LLC, a Limited Liability Company existing under the laws of the State of Alabama hereunto set their signature(s) and seal(s) on May 14, 2007.

J. Powers Construction, LLC


By James R. Powers, its Managing
Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Powers Managing Member of J. Powers Construction, LLC, a Limited Liability Company existing under the laws of the State of Alabama whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2007.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires: 5/28/10