  
20070614000279050 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
06/14/2007 08:22:26AM FILED/CERT

Shelby County, AL 06/14/2007  
State of Alabama

Deed Tax: \$10.00

Send tax notice to:

PATRICIA C. DOWLING  
1545 GULF SHORES PARKWAY BOX 156  
GULF SHORES, AL 36542

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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TEN THOUSAND and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, G.S. CONSTRUCTION, LLC and GARY W. THOMAS, A MARRIED PERSON (hereinafter referred to as "Grantor") by PATRICIA C. DOWLING (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 17, 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  
GARY W. THOMAS NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

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

**TO HAVE AND TO HOLD** unto the Grantee, his, her or their heirs and assigns,  
forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenants with the said GRANTEE, his, her, or their heirs and assigns, that 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor(s), G.S. CONSTRUCTION, LLC by ANGIE PHILLIPS, its AGENT, and GARY W. THOMAS who is authorized to execute this conveyance, has hereunto set his, her or their signature(s) and seal(s), this the 12<sup>th</sup> day of June, 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 12<sup>TH</sup> day of June, 2007.



[Signature]  
Notary Public

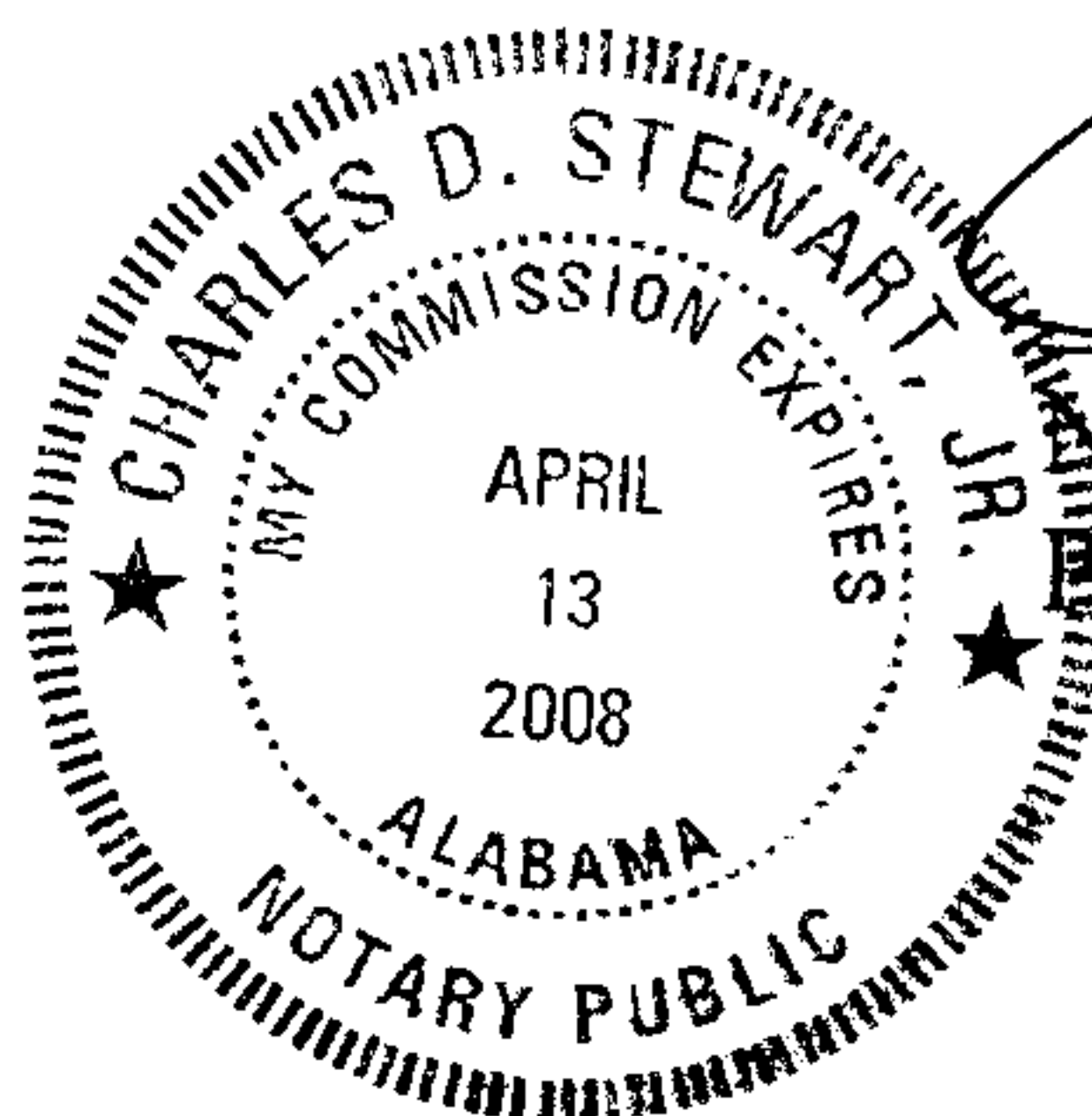
Print Name: Charles D. Stewart, Jr.

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 12<sup>th</sup> day of June, 2007.



[Signature]  
Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-08

[NOTARIAL SEAL]