

142
2005
Done 6/15/07 \$2,205,000

20070625000296380 1/2 \$2219.00
Shelby Cnty Judge of Probate, AL
06/25/2007 11:20:44AM FILED/CERT

Shelby County, AL 06/25/2007
State of Alabama

Deed Tax: \$2205.00

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that AHEAD DEVELOPMENT, LLC an Alabama Limited Liability Company, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of St. Clair, State of Alabama, which is described as follows:

Lots 1 through 63, inclusive, Southfield Gardens, according to the plat thereof, recorded in Map Book 38, Page 100, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$2,205,000.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

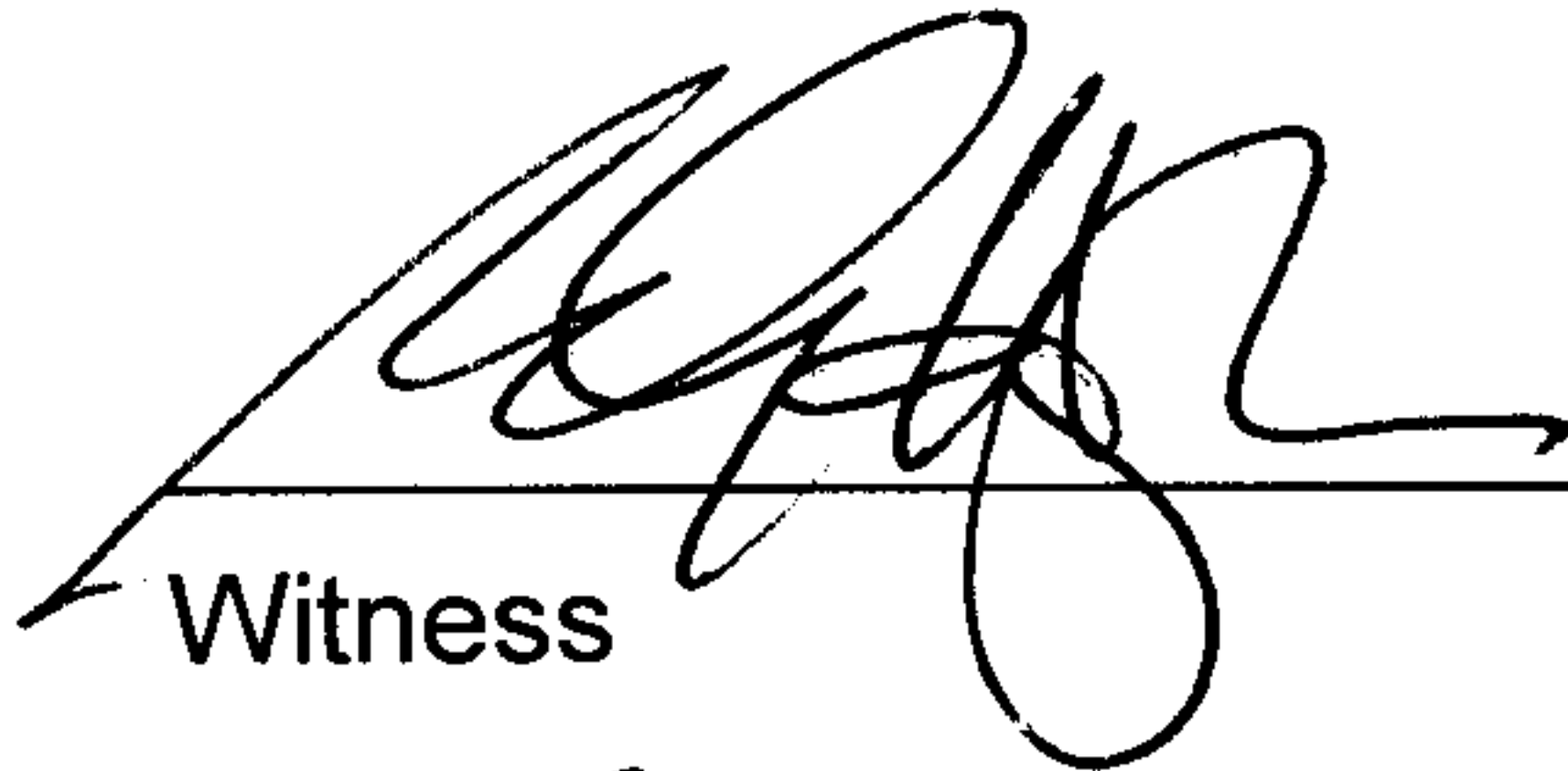
EXCEPTING THEREFROM easements, setback and building lines as shown on the plat recorded in Plat 38, Page 100, in the office of the Judge of Probate of Shelby County, Alabama; and

It is the express interest of the grantor herein to convey ownership of all oil, gas and other minerals interest in, on and/or under said property an all rights in connection therewith which have not been previously granted to or reserved by others.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.


And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 21st day of June, 2007.




Witness

AHEAD DEVELOPMENT, LLC, an Alabama
Limited Liability Company

BY: 

Steve B. Hewett, Member



Witness


By: 

Jeffrey R. Albright, Member

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned notary public, in and for said State and County, hereby certify that Steve B. Hewett, Member of Ahead Development, LLC, an Alabama Limited Liability Company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, in its capacity as such member on the day the same bears date.

Given under my hand and notarial seal on this the 21 day of June, 2007.




Notary Public
Printed Name Mary Nolin Nichols

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned notary public, in and for said State and County, hereby certify that Jeffrey R. Albright, Member of Ahead Development, LLC, an Alabama Limited Liability Company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, in its capacity as such member on the day the same bears date.

Given under my hand and notarial seal on this the 21 day of June, 2007.



Notary Public
Printed Name Mary Nolin Nichols

Mailing Address of grantor:
P.O. Box 2084
Huntsville, AL 35804

Mailing Address of grantee:
26050 Equity Dr. Ste A
Daphne, Alabama 36526

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-116086 rfk
AH/cash

