


Send tax notice to:
JAMES PATRICK TATE
100 CREEKSIDE CIRCLE
WILSONVILLE, AL 35168

STATE OF ALABAMA
SHELBY COUNTY

BH0700261
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243


20070717000334530 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/17/2007 02:10:20PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00) in hand paid to the undersigned, Dutch Construction, LLC (hereinafter referred to as "Grantor") by James Patrick Tate and Amy Tate (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 201, according to the Final Plat of Lakewood, Phase 2, as recorded in Map Book 35, Page 42, 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.

\$246,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

\$61,500.00 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, Dutch Construction, LLC by TIMOTHY HOLLAND its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22ND day of JUNE, 2007.

DUTCH CONSTRUCTION, LLC

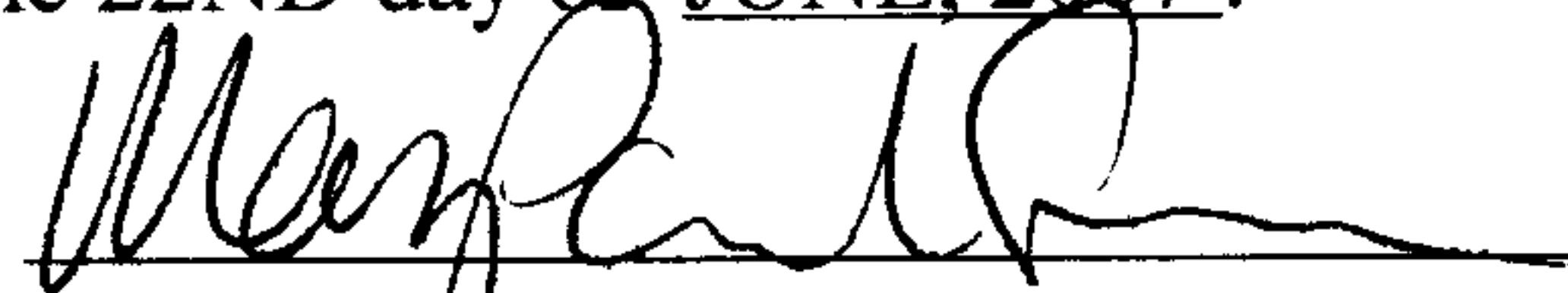

BY: TIMOTHY HOLLAND

ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY HOLLAND, whose name as MEMBER of Dutch Construction, LLC, a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 22ND day of JUNE, 2007.



Notary Public

Print Name:

Commission Expires:

