
20070723000341520 1/2 \$52.00
Shelby Cnty Judge of Probate, AL
07/23/2007 09:18:59AM FILED/CERT

Send tax notice to:

JULIE TRAYWICK
222 FARMINGDALE TRACE
HARPERSVILLE, AL 35078

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

2007285

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Nine Thousand and 00/100 Dollars (\$189,000.00) in hand paid to the undersigned, MOORE BUILDING CO., LLC (hereinafter referred to as "Grantor") by JULIE TRAYWICK and MICHAEL RENZ (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 52, ACCORDING TO THE MAP OF FARMINGDALE ESTATES, SECTOR 3, AS RECORDED IN MAP BOOK 37, PAGE 77, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

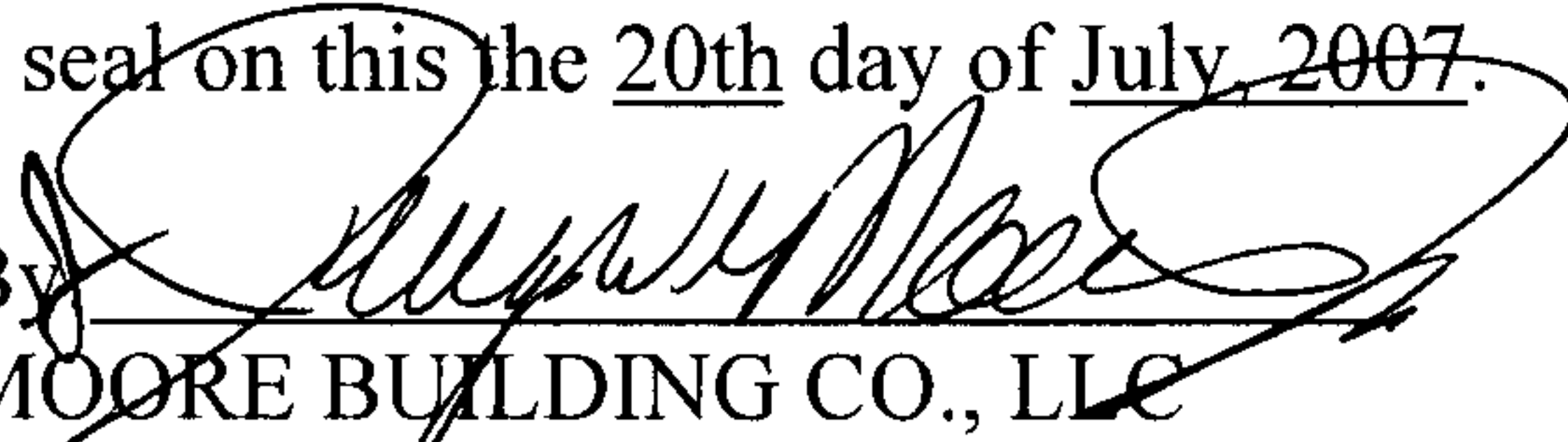
SUBJECT TO:

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

\$151,200.00 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, MOORE BUILDING CO., LLC by JERRY W. MOORE, JR., its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20th day of July, 2007.

By 
MOORE BUILDING CO., LLC
ITS MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY W. MOORE, JR., whose name as MANAGING MEMBER of MOORE BUILDING CO., 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, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 20th day of July, 2007.




Notary Public

Print Name:

Commission Expires:

4-13-08

Shelby County, AL 07/23/2007
State of Alabama

Deed Tax: \$38.00