


This instrument was prepared by:

Send Tax Notice To: VINES CONSTRUCTION COMPANY, INC.

Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051


20070730000351940 1/1 \$38.50
Shelby Cnty Judge of Probate, AL
07/30/2007 09:24:13AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

Shelby County, AL 07/30/2007
State of Alabama

Deed Tax: \$27.50

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Seven Thousand Five Hundred dollars and Zero cents (\$27,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BAGLEY PROPERTIES, LLC, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto VINES CONSTRUCTION COMPANY, INC. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2A, according to the Amended Map of Ammersee Lakes, First Sector as recorded in Map Book 28, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

ADDITIONAL RESTRICTIONS FOR LOT 2A:

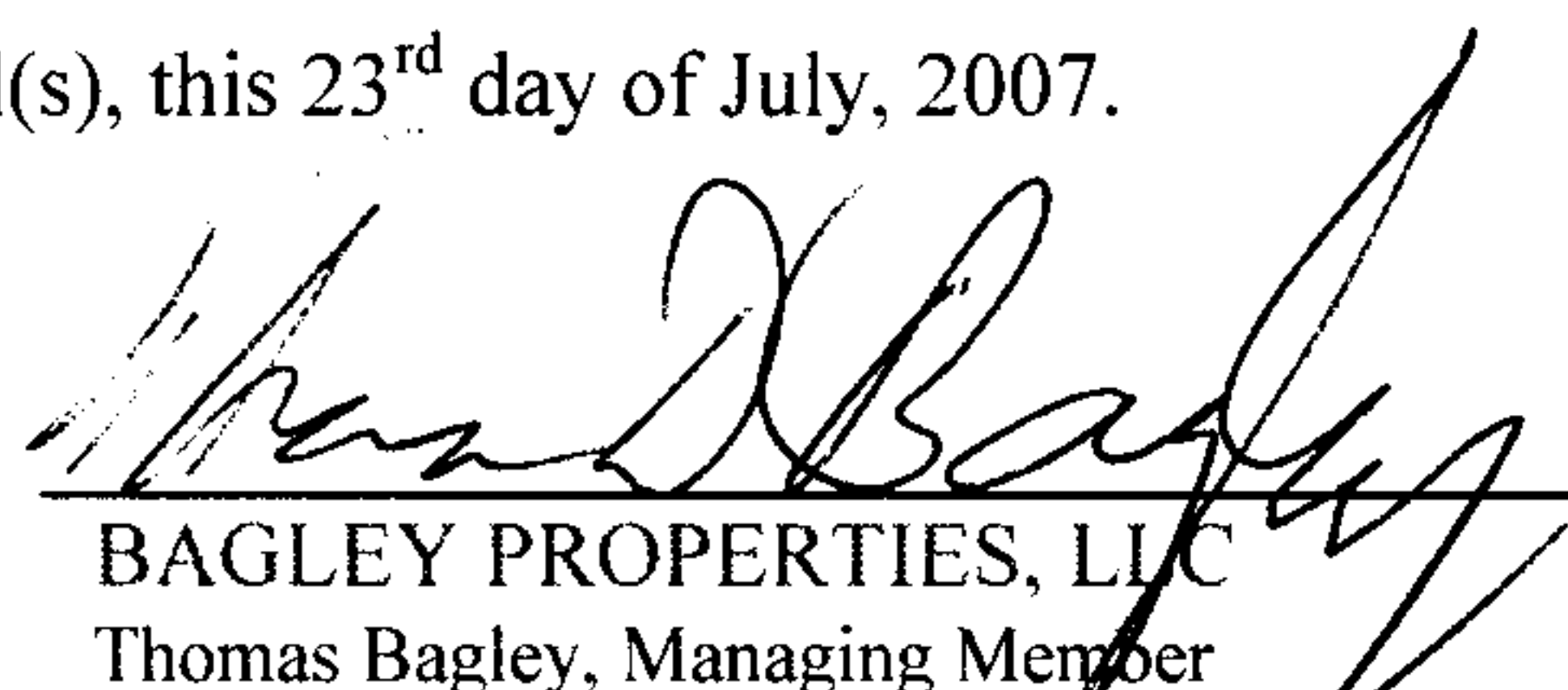
Single level home must be minimum 1400 sq. ft. of heated flood space on main level.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of July, 2007.

(SEAL)



BAGLEY PROPERTIES, LLC
Thomas Bagley, Managing Member (SEAL)

STATE OF ALABAMA


}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Thomas Bagley, as Managing Member of BAGLEY PROPERTIES, LLC whose name 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2007.



Notary Public
My Commission Expires: 9/20/2008

