

**SEND TAX NOTICE TO:**

**G. Jerry Klammer**  
**Lisa G. Klammer**  
**112 Courtyard Drive**  
**Chelsea, AL 35043**

**This Instrument Prepared by**  
**Kracke & Thompson, LLP**  
**2204 Lakeshore Drive, Ste 300**  
**Birmingham, AL 35209**  
**(205) 933-2756**

[Space Above This Line for Recording Data]

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Fifty Thousand and no/100s Dollars (\$50,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **New Pace Homes, LLC, an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **G. Jerry Klammer and Lisa G. Klammer** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 27A, according to the Resurvey of Lots 27 and 28, Courtyard Manor as recorded in Map Book 35, Page 144 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$ 55,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted 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 said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26<sup>TH</sup> day of July, 2007.

New Pace Homes, LLC

By:

Steven C. Turner  
Its Manager, Member

STATE OF ALABAMA,

Jefferson County ss:

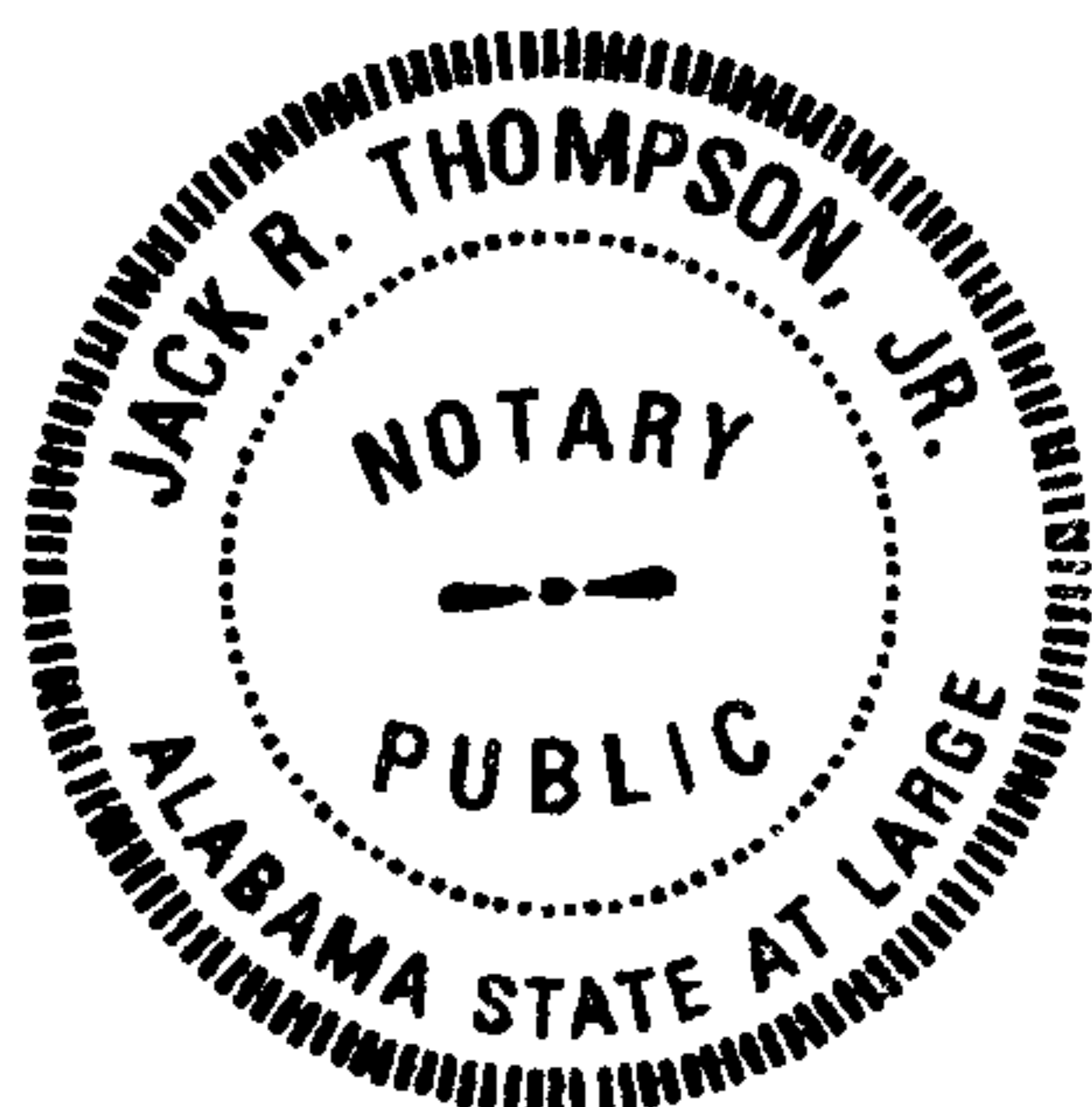
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven C. Turner, whose name the Manager, Member of NEW PACE HOMES, LLC., An Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

WITNESS my hand and official seal in the county and state aforesaid this 26<sup>th</sup> day of July, 2007

My Commission Expires: 10/31/08

[Signature]  
Notary Public

(SEAL)



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Shelby Cnty Judge of Probate, AL  
08/02/2007 09:42:32AM FILED/CERT