

406631

DOCUMENT PREPARED BY:
PAUL ESCO, ESQ.
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

SEND TAX NOTICE TO:

Kay Gandy
5103 English Turn
Hoover, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$295.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TWO HUNDRED NINETY FIVE THOUSAND AND NO/100'S (\$295,000.00) DOLLARS**, and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **KENDRICK BUILDERS, LLC** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **KAY GANDY** (herein referred to as GRANTEE), his/her/their heirs and assigns, the following described real estate, situated in the County of **SHELBY** and State of Alabama, to wit:

LOT 23, ACCORDING TO THE FIRST AMENDED PLAT OF FINAL RECORD PLAT OF GREYSTONE FARMS, ENGLISH TURN SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advelorem tax purposes the property address is **5103 ENGLISH TURN, HOOVER, ALABAMA 35242**, SHELBY County, Alabama.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, her heirs and assigns FOREVER.

IN WITNESS WHEREOF, **KENDRICK BUILDERS, LLC**, has caused this instrument to be executed by **PAUL KENDRICK**, its PRESIDENT, this 30TH day of JULY, 2007.

KENDRICK BUILDERS, LLC

By: Paul Kendrick
Its: President

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that PAUL KENDRICK whose name as PRESIDENT of **KENDRICK BUILDERS, LLC**, 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, (s)he as said MANAGING MEMBER executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 30TH day of JULY, 2007.

NOTARY PUBLIC:

Erica M. Montpenny

MY COMMISSION EXPIRES: _____

