


Send Tax Notice To:
Hartwood Homes, LLC

PID#

GENERAL WARRANTY DEED

**STATE OF ALABAMA
Shelby COUNTY**


20070807000368960 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
08/07/2007 03:41:10PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Sixty-Six Thousand and 00/100 (\$66,000.00) Dollars

in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged

Lexington Parc Development, LLC

an Alabama Limited Liability Company , (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Hartwood Homes, LLC

(herein referred to as Grantee, whether one or more), 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 159 and 160, according to the Survey of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2007 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/07/2007
State of Alabama
Deed Tax: \$66.00

IN WITNESS WHEREOF, the said Grantor by and through **Alan Burns, Member**, who is authorized to execute this conveyance as required by the Articles of Organization and Operating Agreement, and further certifies that the same have not been modified or amended, hereto set its signature and seal this **8th day of May, 2007**.


Lexington Parc Development, LLC

By: 
Alan Burns, Member

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alan Burns** whose name as a **Member of Lexington Parc Development, LLC**, a 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 the conveyance, he/she as a member of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this **8th day of May, 2007**.


Notary Public
My commission expires: **09/21/10**

DEED

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242


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