



20070820000392780 1/2 \$41.50
Shelby Cnty Judge of Probate, AL
08/20/2007 03:37:12PM FILED/CERT

Send tax notice to:

Mitchell A. Hargroder
117 Crest Drive
Westover, AL 35147
BHM0700411
STATE OF ALABAMA
COUNTY Shelby

This instrument prepared by:
K. Kent Stewart
Stewat and Associates
3595 Grandview Pkwy #645
Birmingham, AL 35243

Shelby County, AL 08/20/2007
State of Alabama

Deed Tax: \$27.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventy Two Thousand and 00/100 Dollars (\$272,000.00) in hand paid to the undersigned, Dutch Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Mitchell A. Hargroder and Patsy T. Hargroder (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

\$244,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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

CERTIFIED TO BE A
TRUE & CORRECT COPY
OF THE ORIGINAL DOCUMENT

20070820000392780 2/2 \$41.50
Shelby Cnty Judge of Probate, AL
08/20/2007 03:37:12PM FILED/CERT

IN WITNESS WHEREOF, Grantor, Dutch Construction, an Alabama Limited Liability Company by timothy holland its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of August, 2007.

an Alabama Limited Liability
Company

Dutch Construction LLC

By: J. Holland

ITS MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that timothy holland whose name as its MEMBER of Dutch Construction, an Alabama Limited Liability Company, 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, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 10th day of August, 2007.



Mary Pamela Short

Notary Public

Print Name:

Commission Expires: