

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Fifty Nine Thousand and No/100 (\$659,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **New Haven Homes, LLC**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Dean M. Lenane and Annette K. Lenane**, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 5, ACCORDING TO THE SURVEY OF THE COVE AT GREYSTONE, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A & B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$417,000.00 ~~AND \$83,000.00~~ OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, New Haven Homes, LLC, by and through Clarence Channell, its Member, who are authorized to execute this conveyance, has hereto set his signatures and seal, this 8th day of June, 2007.

NEW HAVEN HOMES, LLC

BY

CLARENCE CHANNELL, MEMBER

WITNESS

WITNESS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said State and County, hereby certify that Clarence Channell, whose name as Member of New Haven Homes, LLC, are to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
✓ Moseley & Associates, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
DEAN M. LENANE
ANNETTE K. LENANE
1204 GREYSTONE COVE CIRCLE
BIRMINGHAM, AL 35242

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/10

Shelby County, AL 08/28/2007
State of Alabama

Deed Tax: \$242.00