

20070829000406100 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/29/2007 08:45:30AM FILED/CERT

RELI, Inc.
The Title & Closing Professionals
2850 Cahaba Road, Suite 140
Mountain Brook, AL 35223

UTBUT00291

Send tax notice to:

Barbara McGee
123 Winners Circle
Calera, AL 35040

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 08/29/2007
State of Alabama

Deed Tax: \$5.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Barbara D. McGee and Joyce W. Monroe (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 right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 115, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, AGREEMENTS, RIGHTS OF
WAYS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$95,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, KSH Construction, LLC by Kelly Higdon,
Member its Member, who is authorized to execute this conveyance, has hereunto set its
signature and seal on this the 6th day of August 2007.

KSH Construction, LLC, an Alabama
Limited Liability Company

By: [Signature]
Kelly Higdon
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 Kelly Higdon whose name as Member of KSH Construction, LLC , 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, he, as such officer 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 6th day of August 2007

[Signature]
Notary Public

Print Name:

Commission Expires: 6/22/09

