

20070830000408800 1/2 \$51.00
 Shelby Cnty Judge of Probate, AL
 08/30/2007 10:05:38AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
 PADEN & PADEN, PC
 5 Riverchase Ridge, Suite 100
 Birmingham, Alabama 35244

PHILLIP KENT HOLSOMBECK
 2004 HIGHVIEW WAY
 CALERA, AL 35040

STATE OF ALABAMA
 COUNTY OF Shelby

Shelby County, AL 08/30/2007
 State of Alabama

Deed Tax: \$37.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED DOLLARS 00/100 (\$164,900.00)** to the undersigned grantor, **HOLSOMBECK BUILDERS, INC.**, a/an , in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR**, does by these presents, grant, bargain, sell and convey unto **PHILLIP KENT HOLSOMBECK**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 968A ACCORDING TO A RESURVEY OF LOT 968 OF FINAL PLAT OF WATERFORD HIGHLANDS SECTOR 4 PHASE 2 AS RECORDED IN MAP BOOK 38 PAGE 10 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTE A LIEN, BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. EASEMENTS AS SHOWN BY PLAT INCLUDING 8 FEET ON THE SOUTHEASTERLY, AND 40 FEET ON THE NORTHERLY SIDES.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) TO BE RECORDED IN THE PROBATE OFFICE.
4. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 20051031000564200.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 20021115000570760 AND CORRECTED IN INST. NO. 20030604000346100 AND 1995-1640.
6. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 2005-56421 AND INST NO. 2005-59714.

\$128,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEES**, 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, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **HOLSOMBECK BUILDERS, INC.**, by **ELLEN HOLSOMBECK** its **VICE - PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of August, 2007.

HOLSOMBECK BUILDERS, INC.

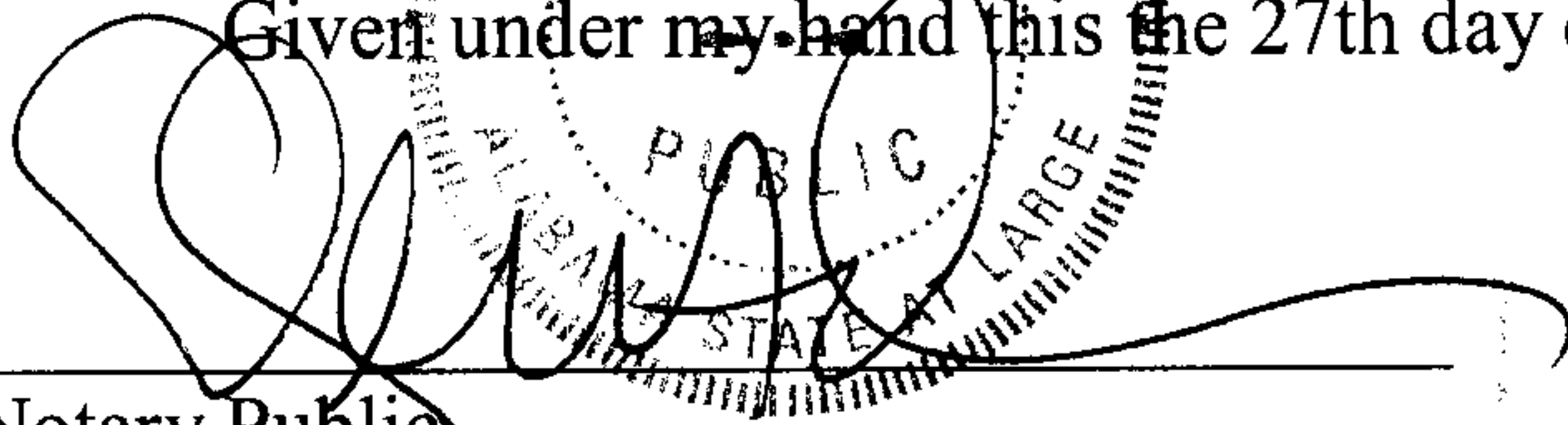

ELLEN HOLSOMBECK
VICE - PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ELLEN HOLSOMBECK**, whose name as **VICE - PRESIDENT** of **HOLSOMBECK BUILDERS, INC.**, a/an , 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said .

Given under my hand this the 27th day of August, 2007.

Notary Public

My commission expires: 9.27.09