

6174

20070905000417790 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/05/2007 03:19:57PM 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

TIMOTHY R. CHILDERS JR.
136 CATTAIL LANE
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY ONE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$131,900.00)** to the undersigned grantor, **BAMERLANE, LLC, a/an LIMITED LIABILITY COMPANY**, 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 **TIMOTHY R. CHILDERS JR., AN UNMARRIED PERSON**, (herein referred to as **GRANTEES**, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 48, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK SECTOR ONE, PLAT ONE, A SINGLE FAMILY RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 54, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

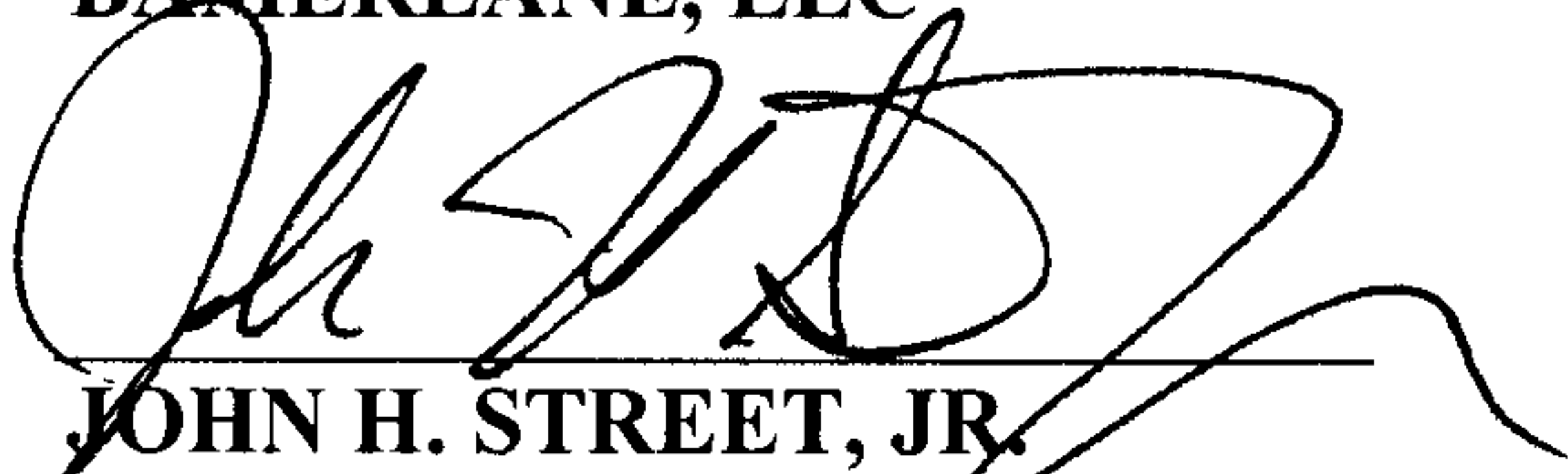
SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$131,900.00 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.

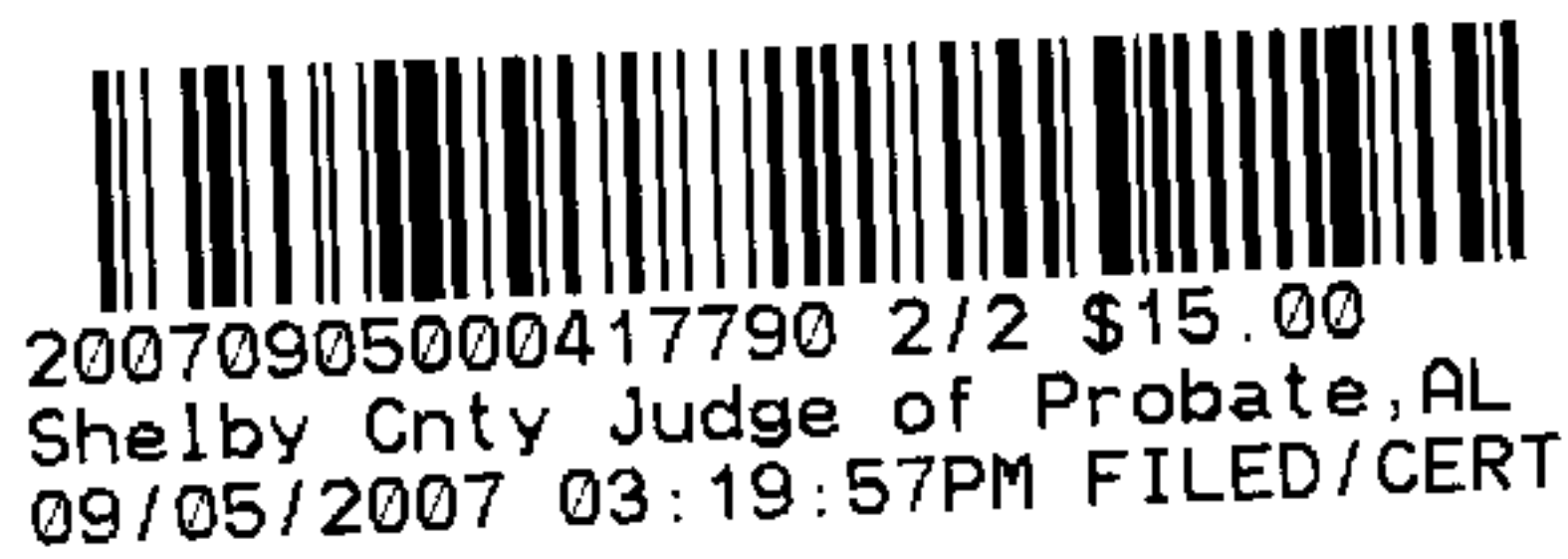
And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEES**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell 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, **BAMERLANE, LLC** , by **JOHN H. STREET, JR.** its **MANAGING MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of August, 2007.

BAMERLANE, LLC

JOHN H. STREET, JR.
MANAGING MEMBER

STATE OF ALABAMA)

COUNTY OF SHELBY)



ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN H. STREET, JR.**, whose name as **MANAGING MEMBER** of **BAMERLANE, LLC**, a/an **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 or she, 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 this the 31st day of August, 2007.



Notary Public

My commission expires: 9.29.2010

