



20070926000452150 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/26/2007 01:14:17PM FILED/CERT

SEND TAX NOTICE TO:
Gary E. Carter Homebuilders, Inc.
1220 Dunham Lane
Helena, Alabama 35080

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Seventy Eight Thousand Dollars and no cents (\$78,000.00)**
to the undersigned grantor, **Blackberry Properties, LLC, an Alabama Limited Liability Company**

A Limited Liability Company, in hand paid by **Gary E. Carter Homebuilders, Inc.** hereinafter, Grantee the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in **Shelby** County, Alabama, towit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 2 WEST, CITY OF PELHAM, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF ABOVE SAID 1/4-1/4; THENCE S90°00'00"W, A DISTANCE OF 639.23' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 684.20'; THENCE S03°03'19"E, A DISTANCE OF 100.00'; THENCE N87°27'11"E, A DISTANCE OF 150.00'; THENCE S02°57'34"E, A DISTANCE OF 200.00'; THENCE S89°17'02"E, A DISTANCE OF 534.20'; THENCE N02°57'19"W, A DISTANCE OF 300.00' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Blackberry Properties, LLC, by deed dated 9/12/2007, filed 09/17/2007 in Instrument 20070917000434940

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

\$78,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Subject to any loss, or damage, arising from mislocation of fences not representing the property lines, mislocation of the driveway partially off the subject property; and mislocation of the shed onto adjoining property as depicted on that suevey by Rodney Shiflett Surveying, dated July 21, 2006.

TO HAVE AND TO HOLD To the said Grantee their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee 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 Grantee their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Manager, Ahrian Davis Tyler who is authorized to execute this conveyance, has hereto set her signatures and seal, this **September 21, 2007**.

By: Ahrian Davis Tyler Manager
Blackberry Properties, LLC by Ahrian Davis Tyler, Manager

By: Ahrian Davis Tyler Sole Member
Blackberry Properties LLC

STATE OF Alabama
COUNTY OF Jefferson

and Sole Member

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ahrian Davis Tyler whose name as Manager of **Blackberry Properties, LLC**, a 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, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 21st day of September, 2007.

Hwendolyn J. McDaniel

Notary Public.

(Seal)