20071030000499820 1/1 $12.00
Shelby Cnty Judge of Probate,AL
10/30/2007 09:01:04AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Timeless Homes, LLC
121 High Hampton Drive
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty four thousand nine hundred and no/100 ($54,900.00)** to the undersigned grantor, a limited liability company, in hand paid by the grantee herein, the receipt where is acknowledged, **Shelby 39, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Timeless Homes, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 11, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$359,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of October, 2007.

_____

Shelby 39, LLC
By: Leo Joseph, Jr.
Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Leo Joseph, Jr. whose name as Managing Member of **Shelby 39, LLC**, 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 this conveyance, he executed the same voluntarily as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 11th day of October, 2007.

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009