

20071206000553160 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/06/2007 09:40:55AM FILED/CERT

SEND TAX NOTICE TO:
James A. McKenzie
107 Charlton Lane
Calera, Alabama 35040

FRS File No.: 540597

Customer File No.: 7220916

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Five
Thousand and no/100----- DOLLARS and other valuable considerations to
the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, Francis P. Meehan and Kelly A. Meehan, husband and wife, (herein referred to as
GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

James A. McKenzie
of

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 54, according to the Survey of Savannah Pointe, Sector III, Phase II, as recorded in Map Book 27,
Page 122, in the Probate Office of Shelby County, Alabama

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of
record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 107 Charlton Lane, Calera, AL
35040, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and
appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$105,000.00 of the purchase price recited above waa paid from a mortgage
loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR
is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all
encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the

same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 18th day of July, 2007.

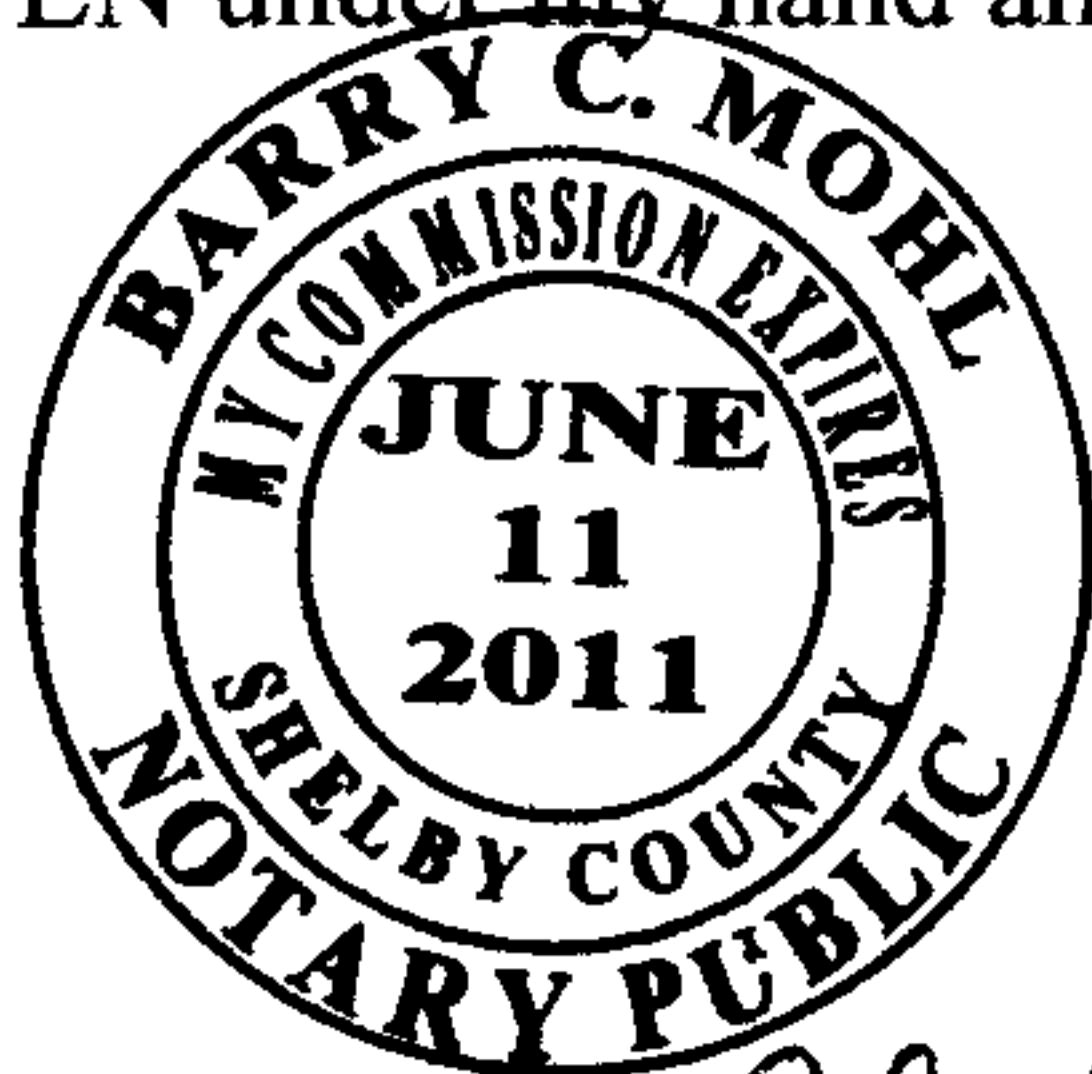
[Signature] (Seal)
Francis P. Meehan

[Signature] (Seal)
Kelly A. Meehan

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Francis P. Meehan Married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18 day of July, 2007.



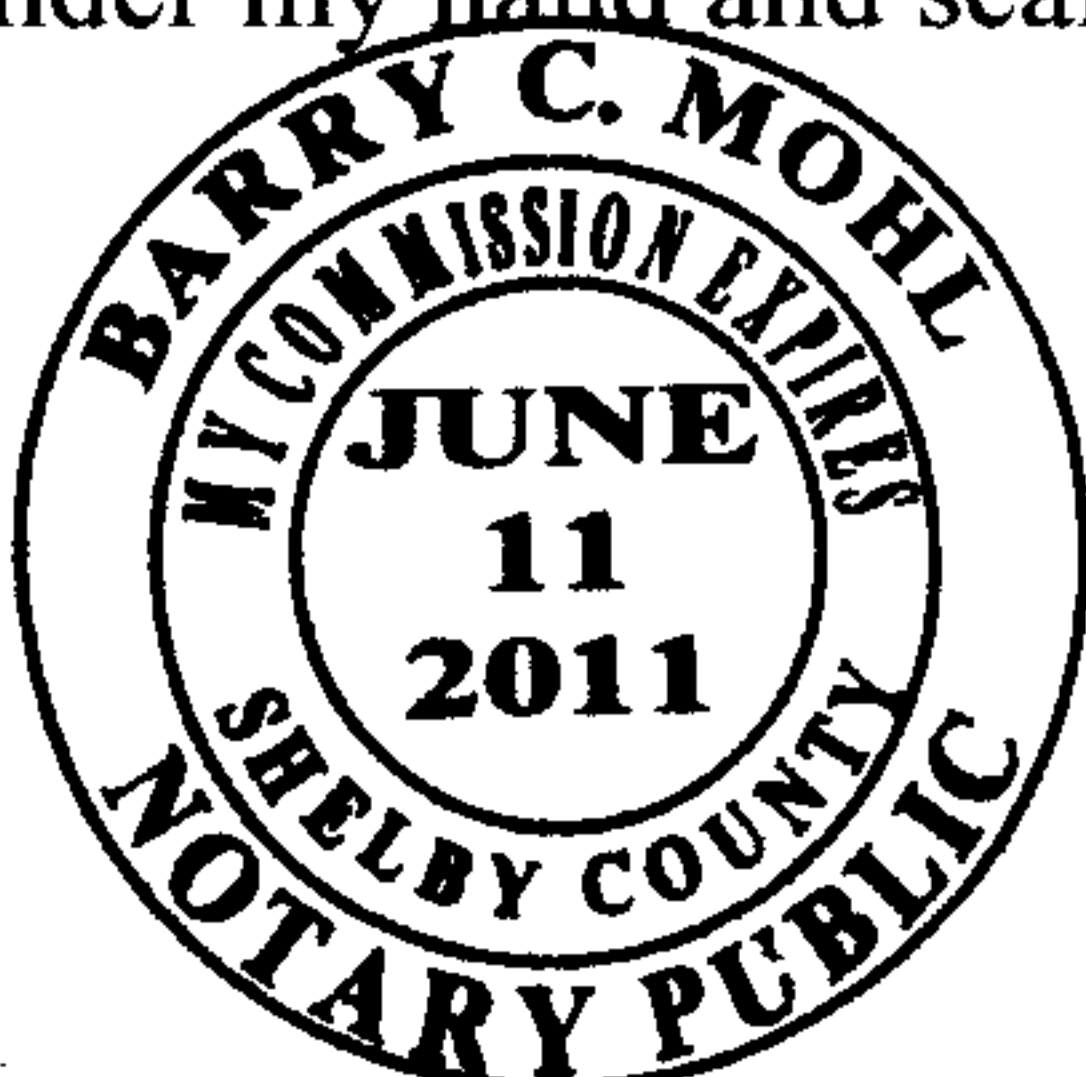
[Signature] (Seal)
Notary Public

6-11-11
My Commission Expires

THE STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kelly A. Meehan Married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this the 18 day of July, 2007.



[Signature] (Seal)
Notary Public

6-11-07
My Commission Expires

This document prepared by: Dawn Lambright, Account Specialist, 7330 San Pedro, Suite 300, San Antonio, TX 78216


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