

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Three Hundred Thousand and No/100 (\$300,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **CARROLL ENTERPRISES, LLC** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **MICHAEL VISSER**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 3, ACCORDING TO THE SURVEY OF FINAL PLAT OF CARDEN CREST, AS RECORDED IN MAP BOOK 35, PAGE 64, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**\$300,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 7<sup>th</sup> day of December, 2007.

CARROLL ENTERPRISES, LLC  
BY:   
MICHAEL R. CARROLL, MANAGING MEMBER

**STATE OF ALABAMA**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County and State hereby certify that Michael R. Carroll, Managing Member of Carroll Enterprises, LLC whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity of Managing Member and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 7<sup>th</sup> day of December, 2007.

My Commission Exp:

  
Notary Public

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
MICHAEL VISSER  
114 CREST DRIVE  
WESTOVER, AL 35147

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/10