

WARRANTY DEED

20080108000010790 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/08/2008 02:43:24PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
WENDELL BENDER

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

(Name)

1043 KERRY DRIVE
CALERA, AL 35040

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND dollars (\$148,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), MB&C KINSALE LLC, BY AND THROUGH ITS MANAGING MEMBER J. HARRY BLALOCK (herein referred to as Grantor) do, grant, bargain, sell and convey unto WENDELL BENDER, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48 ACCORDING TO THE SURVEY OF KINSALE GARDENS HOMES 2ND SECTOR AS RECORDED IN MAP BOOK 36, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 149,000.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) heirs, executors and administrators shall warrant and

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defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 11/30/07.



(Seal)

J. HARRY BLALOCK, MANAGING MEMBER, MB&C KINSALE LLC

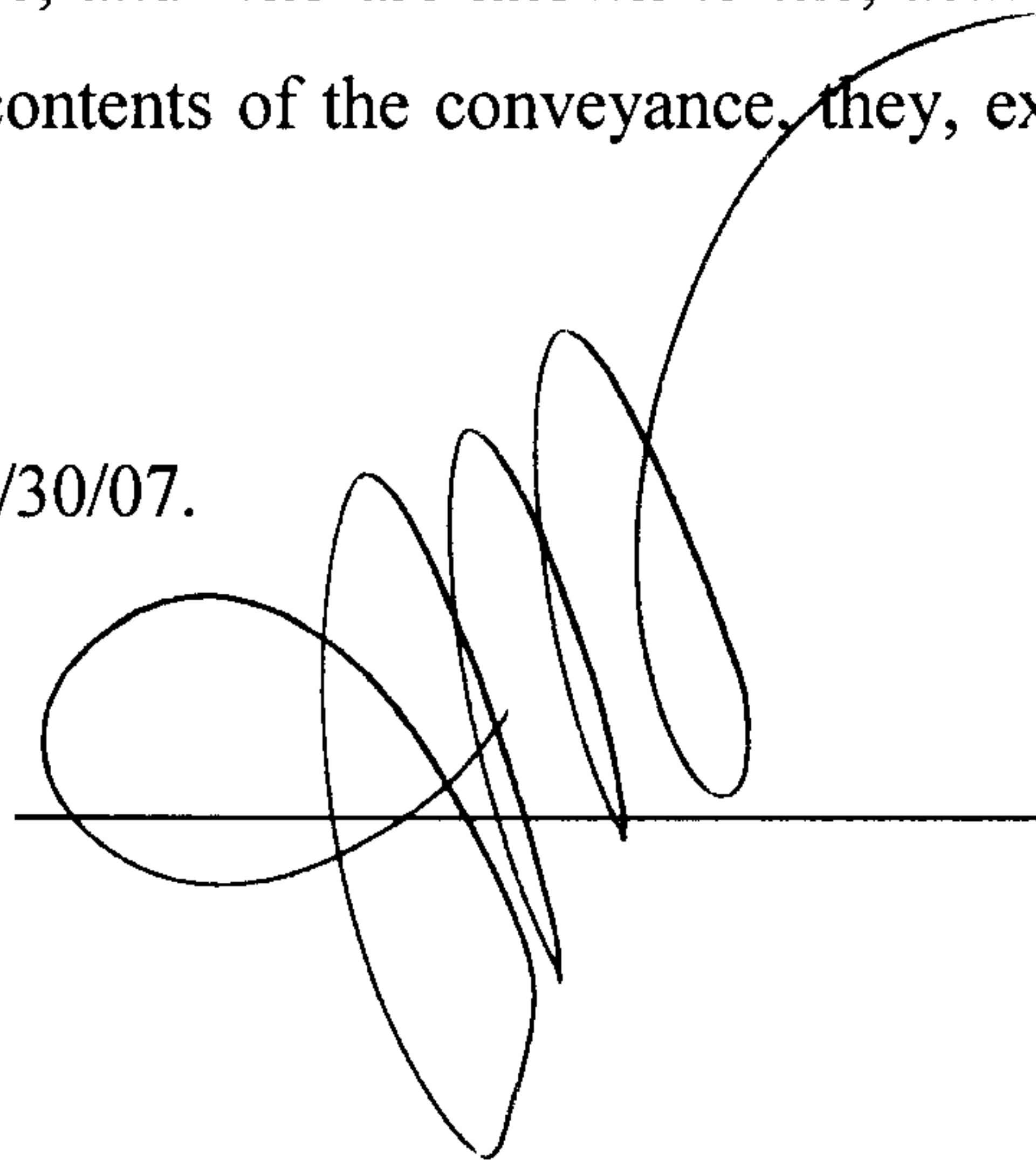
STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that J. HARRY BLALOCK, MANAGING MEMBER, MB&C KINSALE LLC, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11/30/07.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009