

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand and no/100's Dollars (\$35,000.00)** and other good and valuable consideration to the undersigned grantor,

**CHUCK HAWKINS dba TYLER CONSTRUCTION**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**WOODWAY PROPERTIES LLC**

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 27, according to the Survey of Colonial Oaks, Phase 1, as recorded in Map Book 39, Page 45, in the Probate Office of Shelby County, Alabama.**

**Subject to The Covenants and By-Laws.**

**Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**


**All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD, unto the said GRANTEE and its heirs, successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs, successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance has hereunto set its signature and seal this the 22nd day of January, 2008.

ATTEST:

\_\_\_\_\_

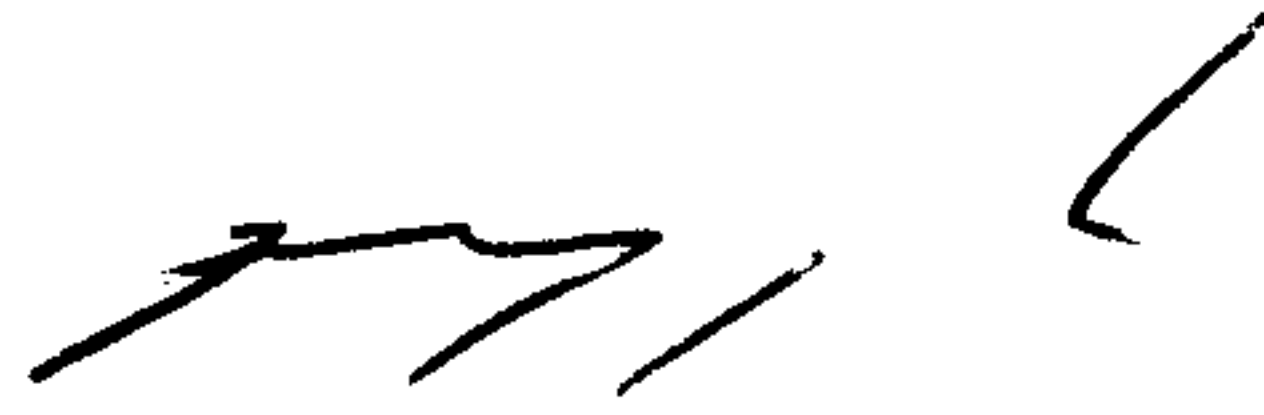
  
CHUCK HAWKINS dba  
TYLER CONSTRUCTION

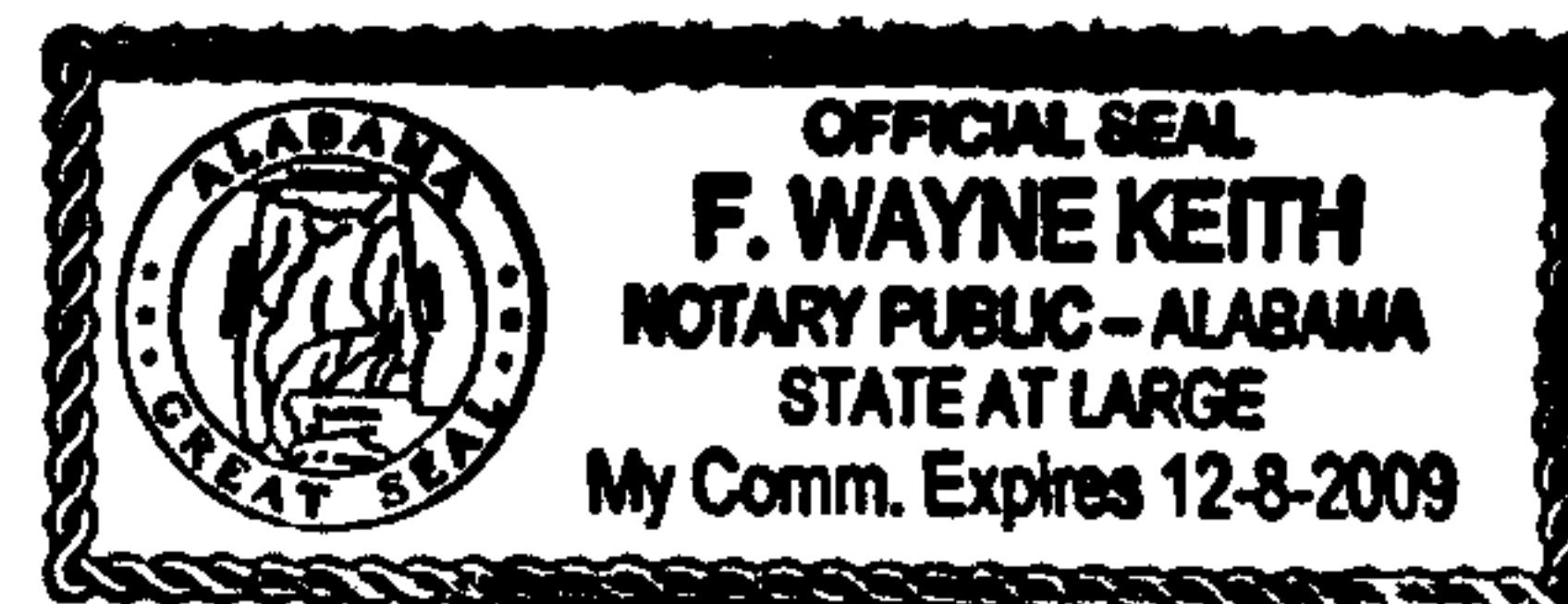
STATE OF ALABAMA  
COUNTY OF SHELBY

20080125000033820 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/25/2008 01:52:13PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Chuck Hawkins dba Tyler Construction, whose name is signed to the foregoing conveyance and is are known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily for and as his act.

Given under my hand and seal this the 26th day of June, 2007.

  
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Notary Public



This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice To:  
Woodway Properties LLC  
309 Sterling Manor Circle  
Alabaster, Alabama 35007