

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

20080201000043050 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
02/01/2008 02:08:22PM FILED/CERT

This instrument was prepared by
Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Elias & Sons, LLC

(Address) 711 Wadsworth St.
Montevallo, AL 35115

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND and 00/100, (\$125,000.00) --- DOLLARS** to the undersigned grantor, **BFS Properties, Limited Liability Company** (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **ELIAS & SONS, Limited Liability Company** (herein referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A certain lot in the Town of Montevallo, Shelby County, Alabama, heretofore know as and called a part of the E.F. Vest homeplace, and which is further described as a part of Lots 3 and 4, according to an allotment made by Edmond King, beginning at a point about 150 feet from the Northeast corner of Main and North Boundary Street and on Main Street and running 94 feet parallel with Main Street; thence at right angles or parallel with North Boundary Street 150 feet; thence in a Southwesterly direction parallel with Main Street 94 feet; thence in a Southeastern direction parallel with North Boundary Street 150 feet to the place of beginning; being in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama

SUBJECT TO:

- General and special taxes or assessments for the year 2008 and subsequent years.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

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

IN WITNESS WHEREOF, the said GRANTOR by **BOBBY F. SHUNNARAH**, as **Manager**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31 day of **January, 2008**.

BFS Properties, Limited Liability Company



By: Bobby F. Shunnarah

Its: Manager

STATE OF ALABAMA
SHELBY COUNTY



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BOBBY F. SHUNNARAH** whose name as **Manager of BFS Properties, Limited Liability Company**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st day of Jan., 2008.



Notary Public

My Commission Expires: 8/13/09

Shelby County, AL 02/01/2008
State of Alabama

Deed Tax: \$125.00