

Send tax notice to:

Leann Cox

116 Weeping Circle

Westover, AL 35186

STATE OF ALABAMA COUNTY Shelby

This instrument prepared by: Stewart & Associates, P.C. 3595 Grandview Pkwy, #645 Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) in hand paid to the undersigned, Dutch Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Leann Cox and Jason Cox (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137 A, B and C, in the Probate Office of Shelby County, Alabama.

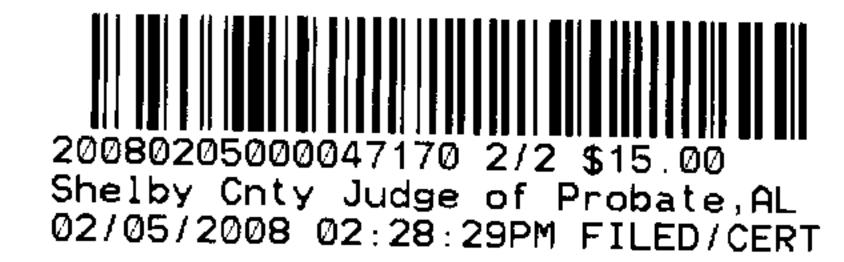
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.

\$174,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, as joint tenants with rights of survivorship, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantor, <u>Dutch Construction</u>, <u>LLC</u>, an Alabama Limited Liability Company by <u>Timothy Holland</u> its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of January, 2008.

Dutch Construction, LLC an Alabama Limited Liability Company

Timothy Holland,
ITS MEMBER

STATE OF ALABAMA COUNTY OF JEFFERSON

CONM'

WILLIAM NOTARY WILLIAM TO THE STATE OF THE S

AUGUST

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>Timothy Holland</u>, whose name as its MEMBER of <u>Dutch Construction</u>, <u>LLC</u>, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 23rd day of January, 2008.

Notary Public Print Name:

Commission Expires: