



20080303000085020 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/03/2008 11:57:56AM FILED/CERT

Entire Purchase Price paid by proceeds of Mortgage filed simultaneously herewith.

This instrument prepared by:  
Michael J. Brandt, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
Pearson Construction, LLC  
P. O. Box 381627  
Birmingham, AL 35238

**LIMITED WARRANTY DEED**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Twenty-One Thousand Three Hundred and No/100 Dollars (\$121,300.00) and other good and valuable consideration to the undersigned grantor, **JMB MAKERS, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **PEARSON CONSTRUCTION, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

**Subject to:**

1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.
2. Building line(s) as shown by recorded map.



20080303000085020 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/03/2008 11:57:56AM FILED/CERT

3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. No further subdivision of lots as restricted by recorded map.
6. Note: Map Book 38, page 90 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

7. Easement to Alabama Power Company recorded in Instrument 20061212000603350, in the Probate Office of Shelby County, Alabama.
8. Restrictions or covenants appearing of record in Instrument 20070514000223630, in the Probate Office of Shelby County, Alabama.
9. Restrictions appearing of record in Instrument 20070514000223630, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

IN WITNESS WHEREOF, GRANTOR, has set its signature as the act of such  
GRANTOR, this the 29<sup>th</sup> day of February, 2008.

**GRANTOR:**

**JMB MAKERS, LLC,  
an Alabama limited liability company**

By: Charles S. Jager  
Charles S. Jager  
Its Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Charles S. Jager, whose name as Member of JMB MAKERS, LLC, an Alabama  
limited liability company, is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day, that being informed of the contents thereof, he, as such  
officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 29 day of February, 2008.

Philip D. Gray Jr.  
Notary Public

My Commission Expires: 04-04-08

(S E A L)