

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Seventy Thousand and No/100 (\$70,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **JMB MAKERS, LLC** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DAVID SMELCER** referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 21, ACCORDING TO THE SURVEY OF LAKE WELLINGTON ESTATES, AS RECORDED IN MAP BOOK 38, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$50,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 15th day of April, 2008

JMB MAKERS, LLC

BY: 
ALASTAIR JAMES MUIR-TAYLOR, MEMBER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ALASTAIR JAMES MUIR-TAYLOR, MEMBER of JMB MAKERS, LLC those name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he in his capacity of MEMBER OF JMB MAKERS, LLC and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 15th day of April, 2008.

My Commission Expires: **CHRISTOPHER P. MOSELEY**

MY COMMISSION EXPIRES 10/07/09

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243


Notary Public

SEND TAX NOTICE TO:
1194 BERWICK ROAD
BIRMINGHAM, ALABAMA 35242