


259

Send tax notice to:
Dallis Eaves
132 Winners Circle
Calera, AL 35040

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

STATE OF ALABAMA
COUNTY Shelby


20080506000185520 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
05/06/2008 02:14:59PM FILED/CERT

WARRANTY DEED

Shelby County, AL 05/06/2008
State of Alabama

Deed Tax: \$1.50

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ninety Seven Thousand Five Hundred and 00/100 Dollars (\$97,500.00) in hand paid to the undersigned, KSH Construction, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Dallis Eaves (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 150, according to the Survey of the Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
RESTRICTIONS, COVENANTS, CONDITIONS, BUILDING SETBACK LINES,
EASEMENTS, AGREEMENTS AND RIGHTS OF WAYS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

\$95,993.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,
administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, KSH CONSTRUCTION, LLC, an Alabama Limited Liability Company by KELLY HIGDON its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of April 2008

KSH CONSTRUCTION, LLC
an Alabama Limited Liability
Company

By: [Signature]
KELLY HIGDON
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 KELLY HIGDON, whose name as its MEMBER of KSH CONSTRUCTION, LLC, 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, she/he, in his/her 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 April 2008.

[Signature]
Notary Public
Print Name:
Commission Expires: [Signature]

JEFFREY ADAM MORRIS
COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 22, 2009
ALABAMA STATE AT LARGE