

20080519000201780 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/19/2008 09:46:02AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Twenty Three Thousand Dollars and no/100 Dollars (\$223,000.00)** and other good and valuable consideration to the undersigned grantors,

JIM L. ROWELL and wife, DAWN W. ROWELL

in hand paid by the grantee,

S & B CONSTRUCTION, LLC

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Kentwood, as recorded in Map Book 16, page 109 in the Probate Office of Shelby County, Alabama.

Subject to current and subsequent years ad valorem taxes, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

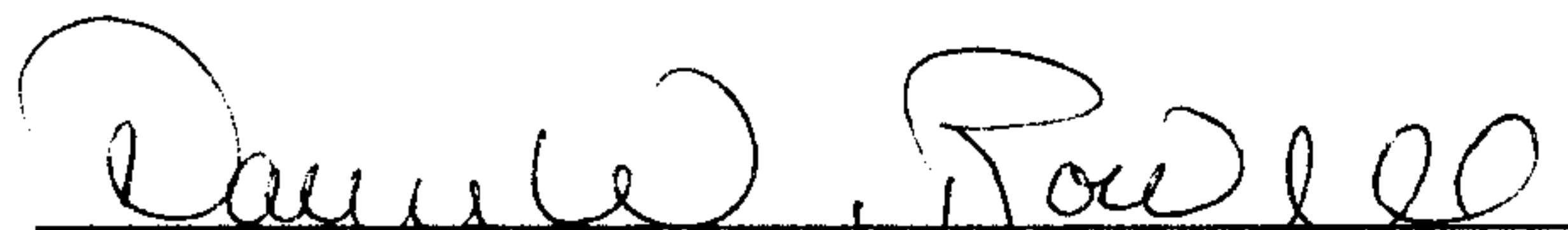
TO HAVE AND TO HOLD, to the said grantee, S & B CONSTRUCTION, LLC and its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, S & B CONSTRUCTION, LLC and its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, S & B CONSTRUCTION, LLC and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 12th day of May, 2008.

WITNESS:


JIM L. ROWELL


DAWN W. ROWELL

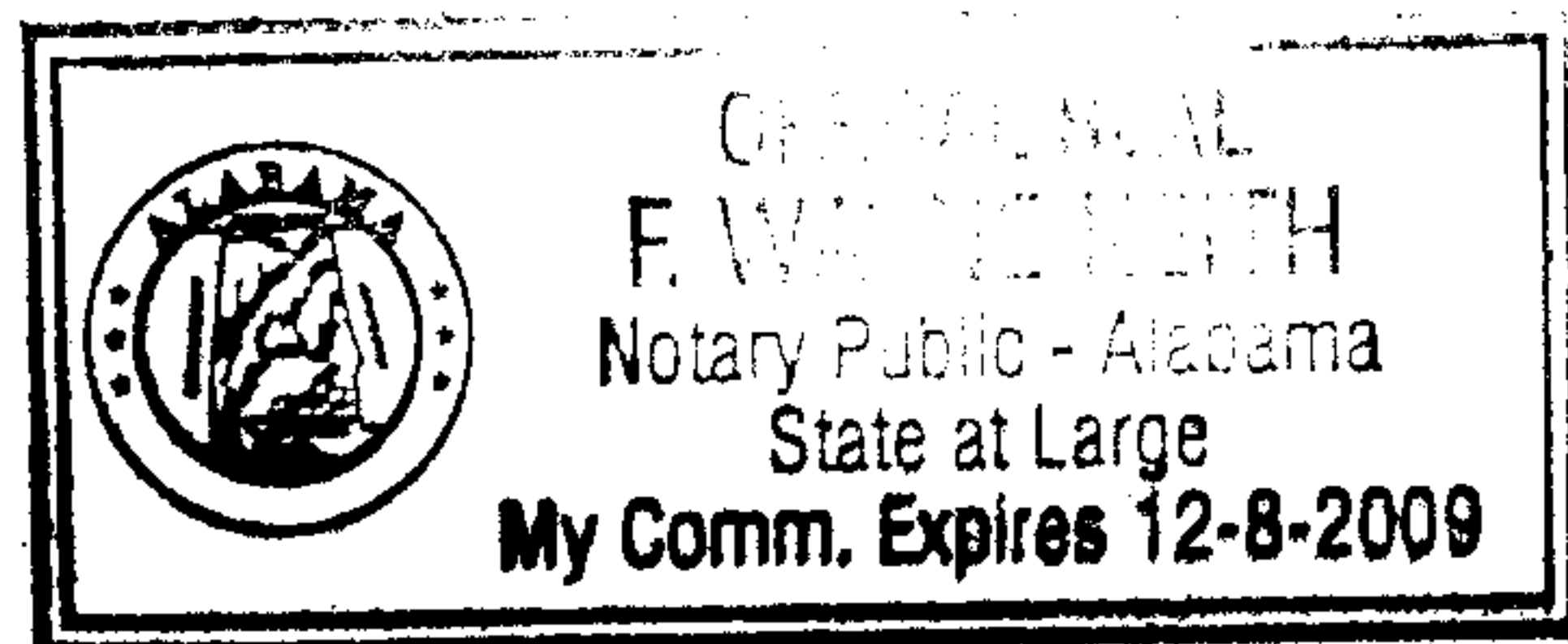


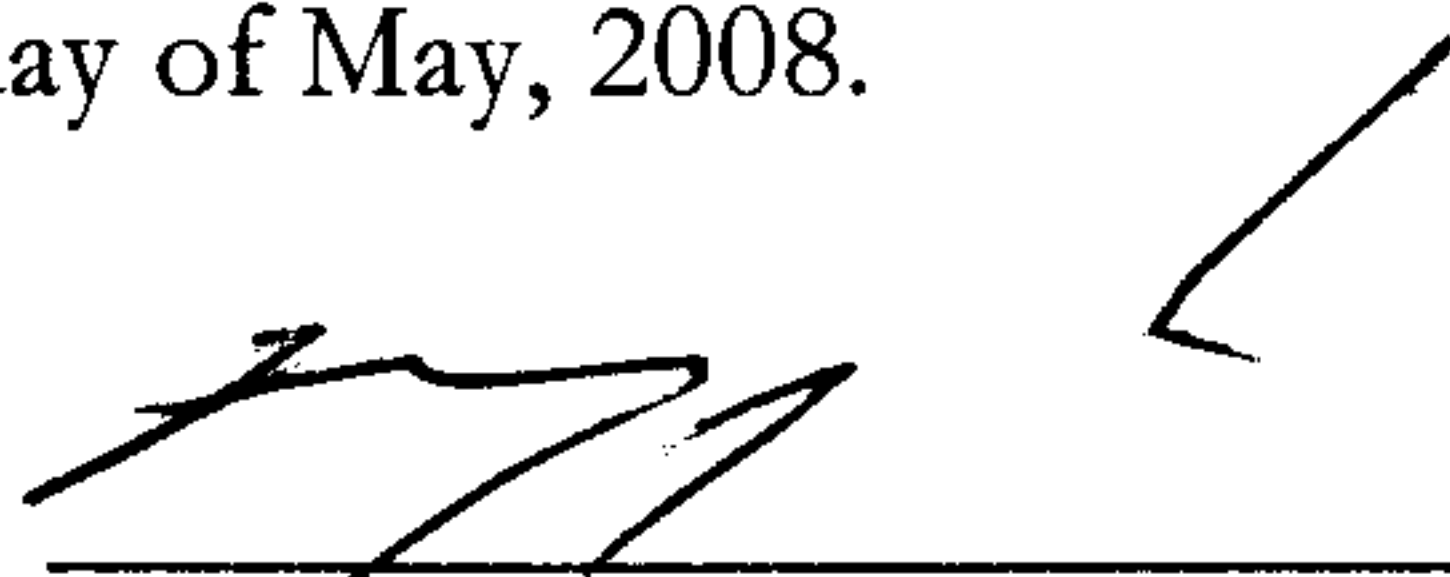
20080519000201780 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/19/2008 09:46:02AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jim L. Rowell and Dawn W. Rowell, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12th day of May, 2008.





Notary Public

This Instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
S & B CONSTRUCTION, LLC