

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Christopher L. Hitchcock(Name) Larry L. Halcomb
3512 Old Montgomery Highway(Address) Birmingham, Alabama 35209

name

156 Stonebriar Drive

address

Calera, AL 35040

Warranty Deed

20080625000259240 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
06/25/2008 11:52:48AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED SEVENTY AND NO/100 DOLLARS (\$128,970.00)**to the undersigned grantor, **Brady Residential Construction, LLC**a **Limited Liability Company,**(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Christopher L. Hitchcock**(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby County, Alabama** to-wit:**Lot 70-A, according to a Resurvey of Stonebriar Phase 1, as recorded in Map Book 38, page 61, in the Probate Office of Shelby County, Alabama.****Minerals and mining rights excepted.****Subject to taxes for 2008.****Subject to restrictions, building lines and easements, of record.****Subject to restrictions appearing of record in Instrument 20040811000450550, in the Probate Office of Shelby County, Alabama.****Subject to Grant of Land Easement and restrictions regarding Alabama Power Company, recorded in Instrument 20050803000393840 in the Probate Office of Shelby County, Alabama .****Subject to Restrictive Covenants appearing of record in Instrument 20070831000413650, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap,****\$ 131,549.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.****TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.**IN WITNESS WHEREOF, the said GRANTOR by its
to execute this conveyance, hereto set its signature and seal,Member, **David Brady,**

who is authorized

this the 18th day of June, 2008.

ATTEST:

Brady Residential Construction, LLC

By David Brady, MemberSTATE OF **ALABAMA**)COUNTY OF **JEFFERSON**)I, **Larry L. Halcomb,**

a Notary Public in and for said County, in said State,

hereby certify that **David Brady**whose name as **Member** of **Brady Residential Construction, LLC**, a **Limited Liability Company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer 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 18th day of June, 2008.My Commission Expires January 23, 20 10