
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DANIEL C. SKATES
136 WINNERS CIRCLE
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **NINETY SEVEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$97,500.00)** to the undersigned grantor, **KSH CONSTRUCTION, LLC**, 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 **DANIEL C. SKATES**, (herein referred to as **GRANTEE**, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 149, according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
- 2. OIL, GAS, MINING AND MINERAL RIGHTS AND ANY EASEMENTS, RESTRICTION OR RIGHTS OF ANY ON, UNDER, OVER OR ACROSS SAID PROPERTY HEREIN DESCRIBED.**
- 3. RESTRICTIVE COVENANTS & LAND EASEMENT FOR UNDERGROUND FACILITIES RECORDED IN INSTRUMENT 20040629000355010.**
- 4. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS AND LIENS RECORDED IN INSTRUMENT NUMBER 20041005000550730.**

\$99,450.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said **GRANTEE**, her/his heirs and assigns, forever.


IN WITNESS WHEREOF, the said **KELLY HIGDON** as **MEMBER** of **KSH CONSTRUCTION, LLC**, has hereunto subscribed his/her name on this the 21st day of July, 2008.

KSH CONSTRUCTION, LLC



KELLY HIGDON
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)


20080730000307580 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/30/2008 03:49:56PM FILED/CERT

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KELLY HIGDON**, whose name as **MEMBER** of **KSH CONSTRUCTION, LLC**, 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 or she, 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 this the 21st day of July, 2008.



Notary Public

My commission expires: 7/16/10

