


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Katie Frances Darnell
112 Moss Stone Lane
Calera, Alabama 35040

STATE OF ALABAMA)
COUNTY OF SHELBY) **LIMITED LIABILITY COMPANY**
GENERAL WARRANTY DEED


20080922000373860 1/1 \$18.50
Shelby Cnty Judge of Probate, AL
09/22/2008 10:49:43AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Nineteen Thousand Four Hundred and 00/100 (\$119,400.00) DOLLARS, and other good and valuable probate, this day in hand paid to the undersigned GRANTOR, **Authentic Building Company, Inc., a Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Katie Frances Darnell, Robert W. Kuehner, and Robert Bradley Kuehner as Tenants in Common** (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 64, according to the Final Plat Stonecreek Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record specifically as follows:
Building setback line of 20 feet reserved from Moss Stone Lane as shown by plat.
Restrictions, covenants and conditions as set out in Instrument(s) recorded in Inst. No. 20031218000185660 and Inst. No. 20070807000369200 and Inst. NO. 20071010000471450 and the By-Law set out in Inst. No. 20031218000815670 in the Probate Office.
Transmission Line Permit(s) to Alabama Power Company as shown by instruments(s) recorded in Deed book 136 page 330 and Deed Book 129 page 451 in the Probate Office.
Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 211 page 620 in the Probate Office.
Easement(s) to Southern Natural Gas as shown by Instrument recorded in Deed Book 90 page 241 in the Probate Office.
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 136 page 228 in the Probate Office
Easements(s) to Alabama power company as shown by instrument recorded in Inst. No. 20060630000315140 in the Probate Office.
Restrictions, limitations, conditions and other provisions as set out in Map Book 37 Page 44 in the Probate Office.

\$113,349.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Brett G. Winford who is authorized to execute this conveyance, hereto set his signature and seal this the 18th day of September, 2008.

Shelby County, AL 09/22/2008
State of Alabama

Deed Tax: \$6.50

Authentic Building Company, Inc.


By: Brett G. Winford, Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brett G. Winford, whose name as Member of Authentic Building Company, Inc., 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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of September, 2008.


NOTARY PUBLIC

My Commission Expires: 2-5-11


PEGGY I. MANN
COMMISSION EXPIRES FEB 5, 2011