

208-16969

20081003000391650 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/03/2008 08:39:25AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BRANDON JOSEPH DENSON
3017 HIGHVIEW LANE
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$169,900.00)** to the undersigned grantor, **HOLSOMBECK BUILDERS, INC.**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **BRANDON JOSEPH DENSON**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 993, according to the Final Plat Waterford Highlands Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **8-FOOT EASEMENT ON THE SOUTH, EAST AND WEST SIDES OF LOT AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-59714 AND INST. NO. 2005-56421.**
5. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2005-56420.**


\$173,550.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **HOLSOMBECK BUILDERS, INC.**,
by **ELLEN HOLSOMBECK** its **SECRETARY / TREASURER**, who is authorized to execute
this conveyance, has hereunto set its signature and seal, this the 26th day of September, 2008.

HOLSOMBECK BUILDERS, INC.


ELLEN HOLSOMBECK
SECRETARY / TREASURER

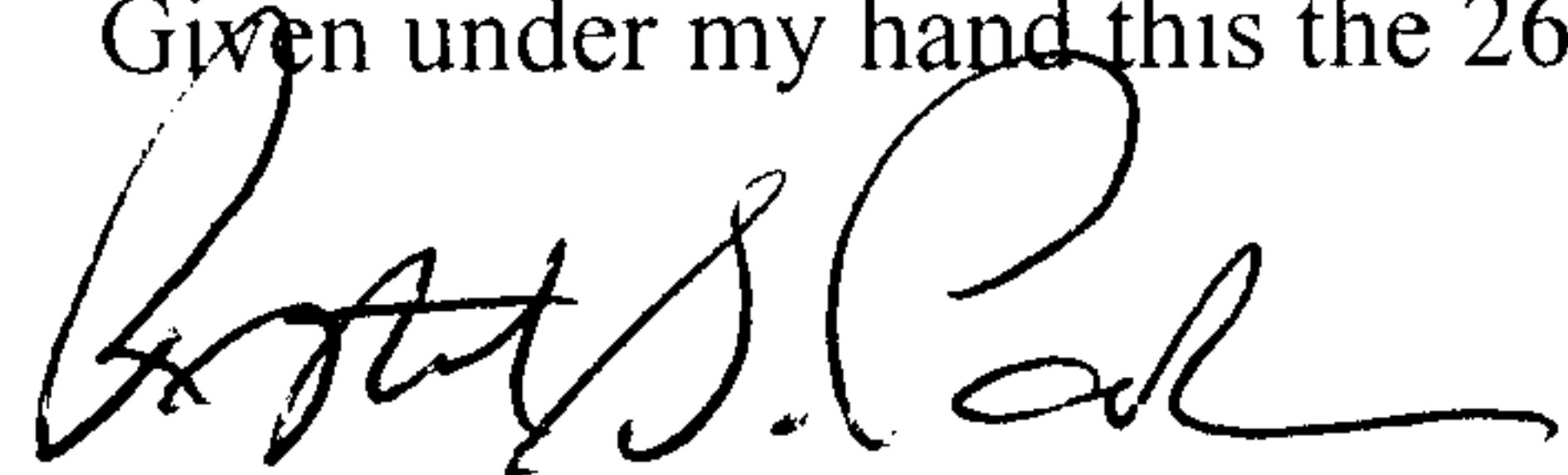
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that **ELLEN HOLSOMBECK**, whose name as **SECRETARY / TREASURER** of
HOLSOMBECK BUILDERS, INC., 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 corporation.

Given under my hand this the 26th day of September, 2008.



Notary Public

My commission expires: 7/16/10

