

This Instrument Was Prepared By:  
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Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Richard G. Anderson

STATE OF ALABAMA                    )  
  )     WARRANTY DEED  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Six Hundred Thirty-Six Thousand Eighty and 51/100 Dollars (\$636,080.51)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **M & A Investments, LLC, an Alabama Limited Liability Company**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Richard G. Anderson, a married man**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lots 1, 2, 6, 8, 9, 10, 11, 12, 13, according to the Map of Fox Valley Highlands recorded in Map Book 39, Pages 14-A and 14-B, in the Probate Office of Shelby County, Alabama.**

**Subject to all items of record.**

**Note: This property does not constitute homestead for the Grantee.**


TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 1<sup>st</sup> day of September, 2008.

GRANTOR

 (L.S.)  
M & A Investments, LLC  
By: Wesley Anderson  
Its: Member

 (L.S.)  
M & A Investments, LLC  
By: Kenneth R. Carter  
Its: Member

20081024000417270 2/2 \$650.50  
Shelby Cnty Judge of Probate, AL  
10/24/2008 02:49:17PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Angela Tubbs, a Notary Public in and for said County, in said State, hereby certify that Wesley Anderson, whose name as Member of M & A Investments, LLC, a 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8<sup>th</sup> day of October, 2008.

Angela Tubbs  
Notary Public  
My Commission Expires: 8/20/12

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Angela Tubbs, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Carter, whose name as Member of M & A Investments, LLC, a 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8<sup>th</sup> day of October, 2008.

Angela Tubbs  
Notary Public  
My Commission Expires: 8/20/12