

Send tax notice to:

TRAVARAS MALLORY
107 HUGHES STREET
COLUMBIANA, AL, 35051

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2008808

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Seven Thousand Five Hundred and 00/100 Dollars (\$77,500.00) in hand paid to the undersigned, COOKIE JAR INVESTMENTS, LLC (hereinafter referred to as "Grantor") by TRAVARAS MALLORY (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO OWEN'S ADDITION TO COLUMBIANA, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY PRIOR RESERVATION OR CONVEYANCE OF TITLE TO ALL MINERALS OF EVERY KIND AND CHARACTER INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL, WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR OPROEPRTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. EASEMENT AND RIGHT OF WAY TO CITY OF COLUMBIANA, ACCORDING AS RECORDED IN BOOK 233, PAGE 644 AND BOOK 233, PAGE 642.

\$76,490.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, COOKIE JAR INVESTMENTS, LLC, by RICKY J. CLOUTIER and AARON J. H. HOWARD, ITS MEMBERS, who are authorized to execute this conveyance, have hereunto set their hands and seal this the 12th day of December, 2008.

COOKIE JAR INVESTMENTS, LLC


By: RICKY J. CLOUTIER, MEMBER


BY: AARON J. H. HOWARD, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICKY J. CLOUTIER and AARON J. H. HOWARD, whose names as MEMBERS of COOKIE JAR INVESTMENTS, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 12th day of December, 2008.

