

20090318000100590 1/2 \$48.00  
Shelby Cnty Judge of Probate, AL  
03/18/2009 01:28:33PM FILED/CERT

Send tax notice to:  
Pearson Construction, LLC  
P.O. Box 381627  
Birmingham, AL 35238  
BHM0900009

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Parkway  
Suite 350  
Birmingham, AL 35243

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00) in hand paid to the undersigned, **JMB Makers, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as "Grantor") by **Pearson Construction, LLC, an Alabama Limited Liability Company** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2009 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

\$101,250.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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, its successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/18/2009  
State of Alabama

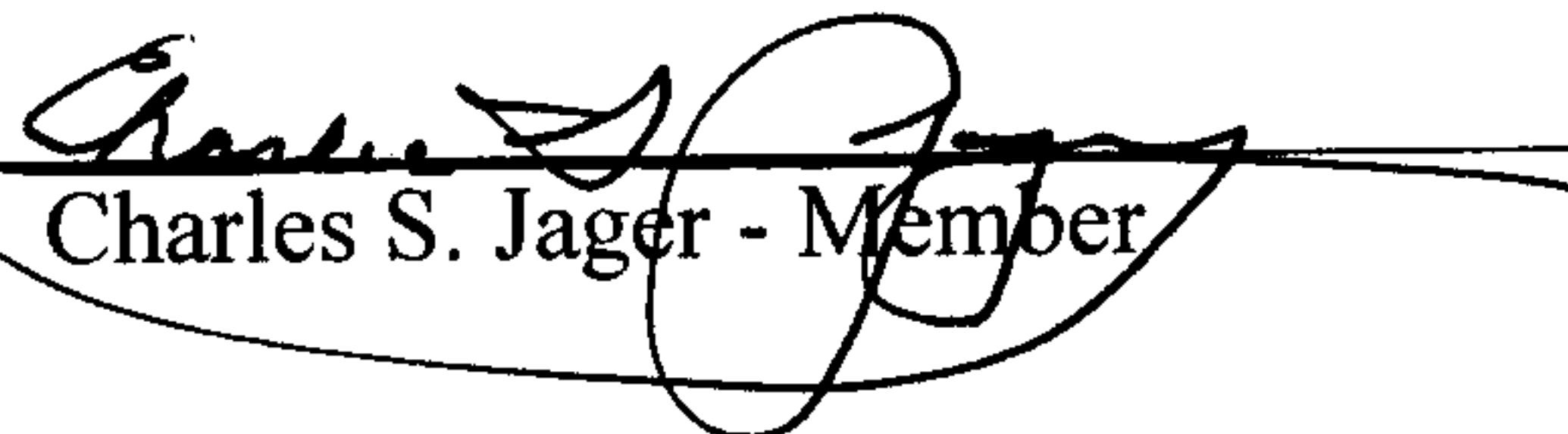
Deed Tax: \$34.00



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IN WITNESS WHEREOF, Grantor, by Charles S. Jager as a Member of JMB Makers, LLC who is authorized to execute this conveyance, has hereunto set its signature and seal on March 5, 2009.

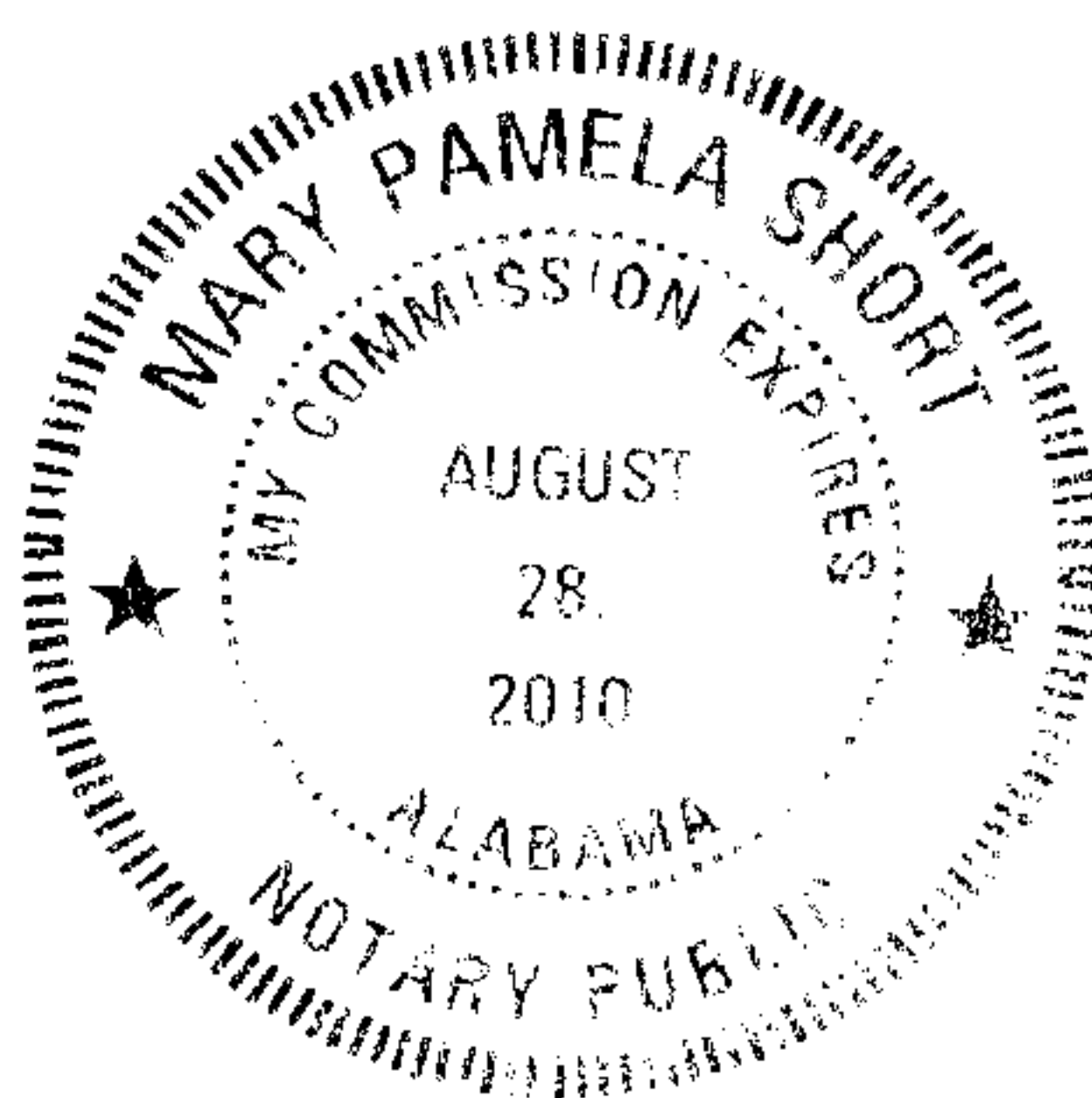
JMB MAKERS, LLC


By:   
Charles S. Jager - Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles S. Jager, as a Member of JMB Makers, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the March 5, 2009.



  
Notary Public  
Print Name:  
Commission Expires: