

SEND TAX NOTICE TO:
CHARLES ALLEN SANDERS
105 COURTYARD DRIVE
CHELSEA, AL 35043



20090504000163460 1/1 \$49.00
Shelby Cnty Judge of Probate, AL
05/04/2009 10:19:34 AM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

Know all men by these presents:

That in consideration of **THREE HUNDRED SIXTY-NINE THOUSAND DOLLARS AND NO/100 (\$369,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

New Pace Homes, LLC, a limited liability company, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

Charles Allen Sanders (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 2, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16th day of April 2009
20__ MORTGAGE IN THE AMOUNT OF
THREE HUNDRED THIRTY-ONE THOUSAND
DOLLARS CLOSED SIMULTANEOUSLY.

New Pace Homes, LLC
By: Steven C. Turner, Member

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that New Pace Homes, LLC, a limited liability company, represented by Steven C. Turner, member, whose name is known to me, signed to the foregoing conveyance, and acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2009.

ERIN L. KLINE

Shelby County, AL 05/04/2009

State of Alabama
Deed Tax : \$38.00

Prepared By:
Erin L. Kline, Kline Law Firm, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

