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Shelby Cnty Judge of Probate, AL
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THIS INSTRUMENT PREPARED BY:
Ashley Neese, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
KSS Properties, LLC

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Seventy-Six Thousand Ninety Dollars and Zero Cents (\$576,090.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Beaumont Village, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, KSS Properties, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTEE), the following described non-homestead real estate, situated in Shelby County, Alabama, to wit:

Units 250A and 250B, in Beaumont Village Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20080328000126220, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in The Condominium Plat of Beaumont Village Condominium, in Map Book 39, page 129, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Association Inc., are attached as Exhibit "C" thereto, and the Articles of Incorporation of Beaumont Village Association Inc. as recorded in Instrument 20080328000126230, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "E"

This deed is being recorded to correct the legal description on that certain deed from Beaumont Village, LLC, an Alabama limited liability company to KSS Properties LLC, an Alabama limited liability company executed on January 5, 2009. The original deed having been lost and never recorded.

This General Warranty Deed is encumbered by a mortgage by RBC Bank and/or its successors and/or assigns, as their interests may appear, in the monetary amount of Four Hundred Eighty-Nine Thousand Six Hundred Seventy-Six Dollars and Fifty Cents (\$489,676.50), on the 5th day of January, 2009.

TO HAVE AND TO HOLD, unto the said GRANTEE, its heirs and assigns forever.

And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

20090113000010660

IN WITNESS WHEREOF, the said GRANTOR, has hereto set its signature and seal, this 15th day of May, 2009.

GRANTOR:

Beaumont Village, LLC
By: Mike Whitcomb

Its: MAKABILU INAMBER

Shelby County, AL 06/05/2009

State of Alabama

Deed Tax : \$86.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mike Whitcomb, whose name is signed to the foregoing instrument for and on behalf of Beaumont Village, LLC, an Alabama Limited Liability Company, with all requisite corporate authority, and who is known to me or who was made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of May, 2009.

Michael G. Ell
Notary Public

My Commission Expires: _____

My Commission Expires September 4, 2011