



20090616000230790 1/1 \$33.00
Shelby Cnty Judge of Probate, AL
06/16/2009 03:41:37 PM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
File Number: BRM-090500193S

Send Property Tax Bills To:

4905 Hwy. 69
Columbiana, AL 35051

Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 06/16/2009

State of Alabama

Deed Tax : \$22.00

KNOW ALL MEN BY THESE PRESENTS that

Bulley Creek, Inc.

for and in consideration of the sum of Twenty One Thousand Seven Hundred Ninety Five and 20/100 (\$21,795.20) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Kathy Lynn Joseph

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 105A, according to the Survey of A Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104 and 105, Bulley Creek Farm Development 1st Sector, and acreage, as recorded in Map Book 40, Page 146, in the Probate Office of Shelby County, Alabama.

Parcel ID#20-16-14-0-001-010 and Parcel ID#20-16-14-0-002-013

The subject property is or X is not the homestead of the grantor(s).

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto;

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in fee simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 28th day of

May, 2009.

Bulley Creek, Inc.

Bulley F. Washburn (Seal)
By: X President

By: , Secretary

(Corporate Seal)

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that , whose name(s) as of the Bulley Creek, Inc., is/are signed to the foregoing conveyance, and who is/are known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of May, 2009.

Mary J. Afford
Notary Public

My Commission Expires July 3, 2009

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU NOTARY PUBLIC UNDERWRITERS