

20090617000231180 1/1 \$26.00
Shelby Cnty Judge of Probate, AL
06/17/2009 08:55:04 AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
File Number: BRM-090500203S

Send Property Tax Bills To:

1459 Montgomery Hwy.
Birmingham, AL 35216

Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 06/17/2009
State of Alabama
Deed Tax : \$15.00

KNOW ALL MEN BY THESE PRESENTS that

Bulley Creek, LLC

for and in consideration of the sum of Fourteen Thousand Five Hundred Sixty and 00/100 (\$14,560.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Maddox Enterprises

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 40, 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.

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 29th day of

May, 2009.

Bulley Creek, LLC

Bulley J. Washburn (Seal)
By: V, President

By: , Secretary/Treasurer

(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, LLC, 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 29th day of May, 2009.

Manly H. Hafford
Notary Public

My Commission Expires July 8, 2009
[Seal] NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 8, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS