


Send tax notice to:  
Dennis Fitzmorris  
Rosalie Fitzmorris

925 Spyglass Cir  
Birmingham AL 35244  
NTC0900250

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY Shelby

  
20090708000263250 1/2 \$119.00  
Shelby Cnty Judge of Probate, AL  
07/08/2009 02:12:49 PM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 07/08/2009  
State of Alabama  
Deed Tax : \$105.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Five Thousand and 00/100 Dollars (\$105,000.00) in hand paid to the undersigned, **JMB Makers, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantor") by **Dennis Fitzmorris and Rosalie Fitzmorris** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

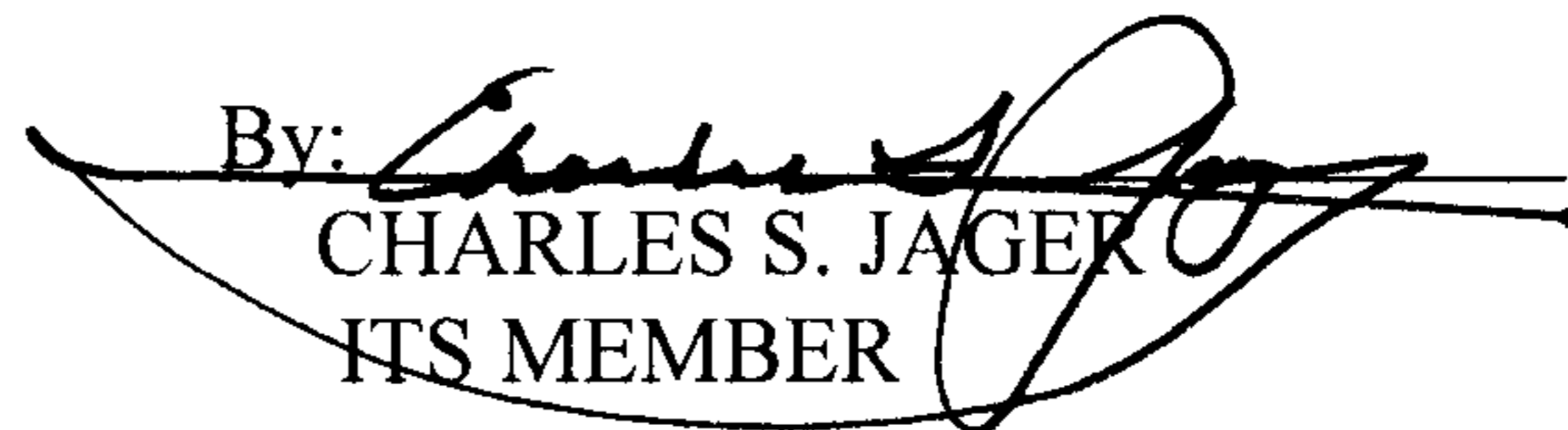
SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2009 AND THEREAFTER.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with rights of survivorship their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, JMB Makers, LLC, an Alabama Limited Liability Company by Charles S. Jager, Its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of June, 2009.

JMB MAKERS, LLC  
an Alabama Limited Liability  
Company

By:   
CHARLES S. JAGER  
ITS 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, whose name as its MEMBER of JMB MAKERS,



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LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal this the 26th day of June, 2009.

Notary Public

Print Name:

Commission Expires:

*Paula D Levitt*  
*2-15-12*