

VALUE: _____

SEND TAX NOTICE TO:

W M Properties, L.L.C.

1850 7th Avenue

Calera, AL 35040

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20091028000404580 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/28/2009 03:54:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars (\$1,000.00) and execution of Purchase Money Mortgage to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Leonard M. Barrett**, widower of Pat W. Barrett, deceased (herein referred to as Grantor), grant, bargain, sell, and convey unto **W M Properties, L.L.C.**, a Limited Liability Company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 14, 15, 16, 17, 18 and 19 in Block 31 according to H. H. Dunston's map of the town of Calera, Shelby County, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

There is also conveyed to Grantee one 14' x 65' three bedroom, two bath Bonanza mobile home, which is conveyed "AS IS," "WHERE IS," without warranty of any kind, expressed or implied. Grantee accepts said mobile home in its "AS IS" present condition.

All structures and buildings on said property are accepted by Grantee "AS IS," "WHERE IS," without warranty of any kind, expressed or implied.

Subject to:

1. Rights of redemption of parties resulting from the foreclosure of that certain Mortgage dated May 10, 2004, recorded as Instrument No. 20040511000249010 in the Office of the Judge of Probate of Shelby County, Alabama.

2. Subject to road rights-of-ways, easements, and utility permits of record.

3. Mineral and mining rights not owned by Grantor are excepted from the warranty herein made.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

(\$51,000.00 of the purchase price was paid by Purchase Money Mortgage recorded simultaneously herewith.)

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28 day of October, 2009.


Leonard M. Barrett (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Leonard M. Barrett**, widower of Pat W. Barrett, deceased, whose name is signed to the foregoing conveyance, and who is known to me, 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 28 day of October, 2009.

Paula Head
Notary Public


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