20091130000438730 1/1 $12.00
Shelby Cnty Judge of Probate, AL
11/30/2009 12:42:43 PM FILED/CERT

CORPORATION WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Christopher Byrd
1073 Kerry Drive
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty thousand and no/100 ($140,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **A J & Sons Construction, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Byrd** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 55, according to the Map and Survey of Kinsale Gardens Homes 2nd Sector, as recorded in Map Book 36, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$142,800.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **A J & Sons Construction, LLC**, by Michael Jason Picklesimer, its Member, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 20th day of November, 2009.

A J & Sons Construction, LLC
By: Michael Jason Picklesimer
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Michael Jason Picklesimer, whose name as Member of **A J & Sons Construction, LLC**, a corporation, 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 this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this 20th day of November, 2009.

Notary Public
My Commission Expires:10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010