

This instrument was prepared by

DAVID A. BEDGOOD
160 YEAGER PKWY, STE 200B
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:

Mike Craft
78 LAKE KATHRYN DRIVE
STERRETT, ALABAMA 35147

20091230000475930 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/30/2009 12:42:15 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **K & C PROPERTIES, LLC**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **MIKE CRAFT** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

Lot 8, according to the Survey of Glenstone Cottages, as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

\$176,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **138 Glenstone Drive, Chelsea, Alabama 35043** Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her 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.

30th IN WITNESS WHEREOF, **K & C PROPERTIES, LLC**, have hereunto set my (our) hand(s) and seal(s) this day of **DECEMBER, 2009**.

K & C PROPERTIES, LLC

BY: Mike Craft
ITS: Managing Partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that MIKE CRAFT, whose name as MEMBER of **K & C PROPERTIES, LLC** 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, as said MEMBER executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of **DECEMBER, 2009**.

David A. Bedgood
Notary Public

My commission expires: _____

