

This is a collective deed collecting the acknowledgment of that certain deed recorded in 2009061600023020



20100219000049990 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
02/19/2010 09:27:07 AM FILED/CERT

This Instrument Prepared By:
Keri Roth
Morris|Hardwick|Schneider
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
File Number: BRM-090500179S

Send Property Tax Bills To:

150 Weatherston Trail
Harpersville, AL 35078

Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS that
Bulley Creek, Inc.

for and in consideration of the sum of Fifty Eight Thousand Eight Hundred and 00/100 (\$58,800.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Gary Pitt Dean

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 58, according to the Survey of A Subdivision for Single Family Residences, Bulley Creek Farm Development 1st Sector, as recorded in Map Book 38, Pages 75A and 75B, in the Probate Office of Shelby County, Alabama.

Parcel ID#20-16-14-0-002-027

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 15 day of

December, 2009.

Witness

Bulley Creek, Inc.

Kelly Washburn (Seal)
By: Kelly Washburn, Vice 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 Kelly Washburn, whose name(s) as Vice President of the Bulley Creek, Inc., 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 15 day of December, 2009.

Notary Public

My Commission Expires: _____

[Seal]