

20100407000104220 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
04/07/2010 08:54:49 AM FILED/CERT

Prepared By: Holliman Law Firm  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

Send Tax Notice to:  
261 Strathaven Lane  
Pelham, Alabama 35124

\$239,000.00

Shelby County, AL 04/07/2010  
State of Alabama  
Deed Tax : \$4.50

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Two Hundred Thirty Nine Thousand And 00/100 to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, DAL PROPERTIES, LLC, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Roxanna Cazer-Traylor, (hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 1650 according to the Survey of Strathaven at Ballantrae, Phase 2 as recorded in Map Book 41, Page 51, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$234,671.00 of the purchase price was paid from a purchase money first mortgage recorded Simultaneously herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession

thereof; that it has a good right to sell and convey the same as  
aforesaid; that it will and its successors and assigns shall,  
warrant and defend the same to the said GRANTEES, their heirs and  
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its  
signature by DALLAN RUCHS its MEMBER on this the 2 day of  
April, 2010.

DAL PROPERTIES, LLC

  
\_\_\_\_\_  
DALLAN RUCHS, MEMBER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county  
in said state, hereby certify that DALLAN RUCHS as MEMBER of DAL  
PROPERTIES, LLC 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 as such duly  
authorized officer executed the same voluntarily for and as the  
act of said corporation.

Given under my hand and official seal this the 2 day of  
April, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

8.29.10

