


This instrument prepared by:  
John H. Henson  
4647-E US Hwy 280  
Birmingham, AL 35242

  
20100715000224760 1/1 \$17.00  
Shelby Cnty Judge of Probate, AL  
07/15/2010 09:41:00 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Thousand and 00/100 Dollars (\$5,000.00) in hand paid by Kirk A. Edmunds and Cindy K. Edmunds, as joint tenants with rights of survivorship, (hereinafter referred to as "GRANTEE") to Double Oak Properties, LLC, an Alabama Limited Liability Company, (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to wit:

Lot 57, according to the Final Plat of Eagle Trace – Phase 2, as recorded in Map Book 30, Page 38, in the Probate Office of Shelby County, Alabama.


Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2010 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

This instrument prepared without the benefit of a title examination or a survey.

TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized representative this 13<sup>th</sup> day of July, 2010.

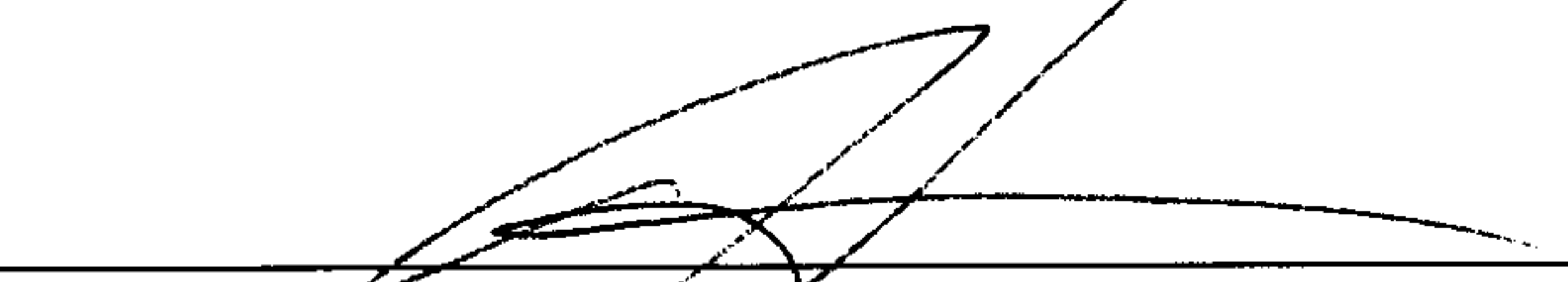
Double Oak Properties, LLC  
  
By: Cindy K. Edmunds, Its Member

Shelby County, AL 07/15/2010  
State of Alabama  
Deed Tax : \$5.00

STATE OF ALABAMA §  
 §  
COUNTY OF Shelby §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cindy K. Edmunds, whose name(s) is/are signed to the foregoing conveyance as Member of Double Oak Properites, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July, 2010.

  
\_\_\_\_\_  
Notary Public  
Commission expires:

