



20100716000227990 1/2 \$118.00
Shelby Cnty Judge of Probate, AL
07/16/2010 02:34:51 PM FILED/CERT

Send tax notice to:
DENNIS W. BAHAM
213 FARMINGDALE TRACE
HARPERSVILLE, AL, 35078

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010267

Shelby COUNTY

WARRANTY DEED

Shelby County, AL 07/16/2010
State of Alabama
Deed Tax : \$103.00

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Three Thousand and 00/100 Dollars (\$163,000.00) in hand paid to the undersigned, MOORE BUILDING CO., LLC (hereinafter referred to as "Grantor") by DENNIS W. BAHAM and DEBRA A. BAHAM (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 39, ACCORDING TO THE MAP OF FARMINGDALE ESTATES, SECTOR 3, AS RECORDED IN MAP BOOK 37 PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. Building setback line of 35 feet reserved from Farmingdale Trace and 30 feet from rear of subject lot.
3. Public utility easements as shown by recorded plat, including 7.5 foot drainage easement on North, West and South.
4. Declaration of Protective Covenants of said subdivision as set out in Inst. No. 2002-56469 and Inst. no. 20060908000444380 in said Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 37 Page 77 in said Probate Office.
6. Underground transmission line to Alabama Power Company recorded in Inst. No. 20061212000603280 in Probate Office.

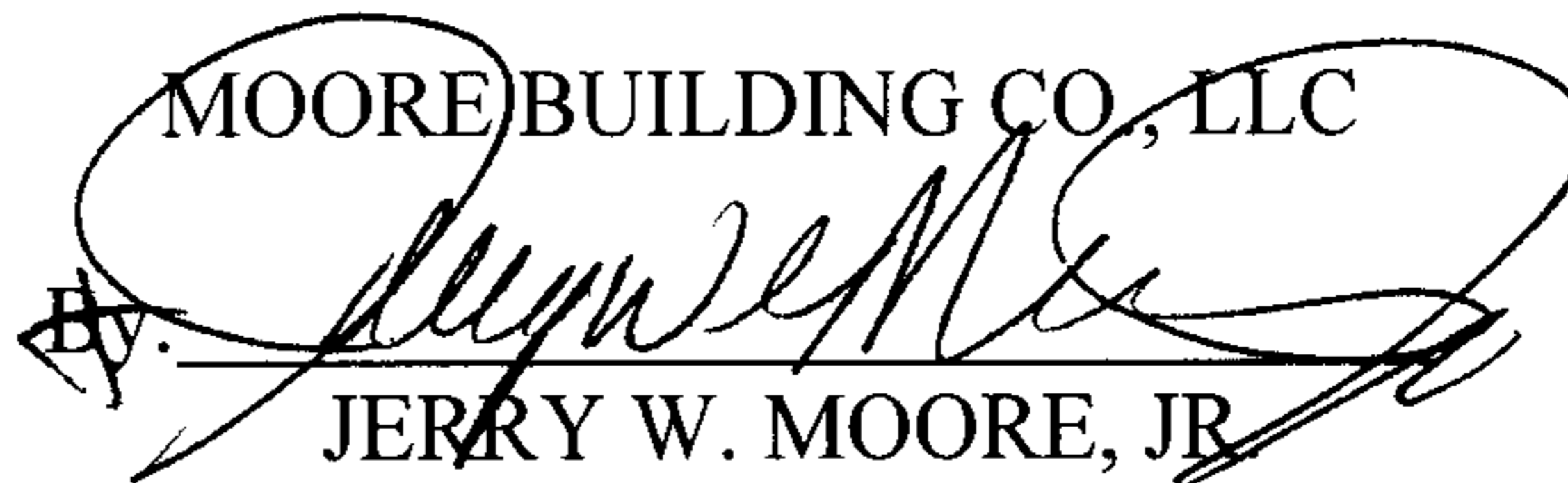
\$60,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



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IN WITNESS WHEREOF, the said Grantor, MOORE BUILDING CO., LLC, by Jerry W. Moore, Jr. its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 15th day of July, 2010.

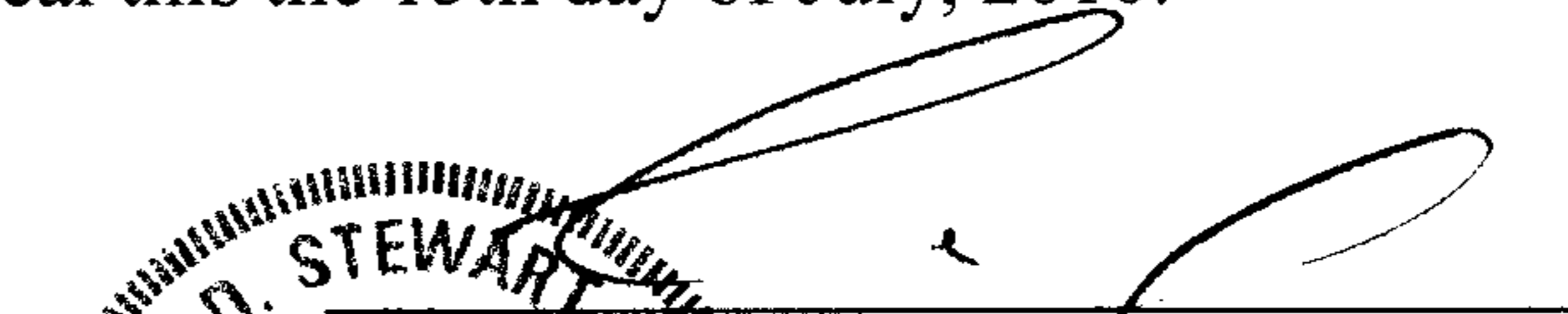

MOORE BUILDING CO., LLC
By: 
JERRY W. MOORE, JR

ITS MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JERRY W. MOORE, JR., whose name as MEMBER of MOORE BUILDING CO., LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of July, 2010.



Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12