

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

That in consideration of FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned FRONTIER BANK, a bank organized under the laws of the State of Georgia (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto MEADOWBROOK HOMES, INC., (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 807 and 808, according to the Final Plat of Gleneagles at Ballantrae, as recorded in Map Book 33, Page 114, in the Probate Office of Shelby County, Alabama.


This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto MEADOWBROOK HOMES, INC. its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall past to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

Shelby County, AL 08/30/2010
State of Alabama
Deed Tax : \$48.00


20100830000278160 1/2 \$63.00
Shelby Cnty Judge of Probate, AL
08/30/2010 11:30:59 AM FILED/CERT

IN WITNESS WHEREOF, FRONTIER BANK, a bank organized under the laws of the State of Georgia, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 26th day of August, 2010.

FRONTIER BANK

By: John Nicholson
Its: Senior Vice President

STATE OF ALABAMA)

)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that John Nicholson as Senior Vice President of Frontier Bank, whose name is signed to the foregoing statutory warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2010.

Amanda Miles
Notary Public

My commission expires: 05/27/2014



20100830000278160 2/2 \$63.00
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