

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Seventy Five Thousand and no/100's Dollars (\$275,000.00)** and other good and valuable consideration to the undersigned grantor,

**BUILDER SYSTEMS, LLC, an Alabama limited liability company**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**MONTIQUA M PETTWAY**

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 424, according to the Survey of Final Plat of Wild Timber, Phase 4, as recorded in Map Book 37, Page 64, in the Probate Office of Shelby County, Alabama.**

**Parcel Id 58-14-2-03-4001-021**

**Address: 604 Ridgeview Trail, Pelham, Alabama 35124**

**Subject to 2010 and subsequent year's ad valorem taxes.**

**Subject to the Protective Covenants**

**Subject to covenants, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

**\$265,850.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD, unto the said GRANTEE, her heirs and assigns.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 30th day of August, 2010.

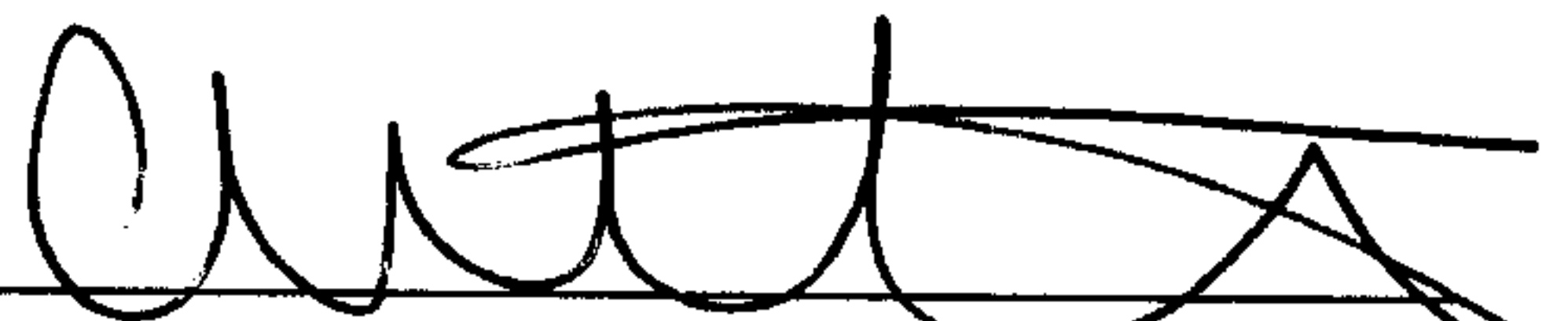


20100901000281990 2/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
09/01/2010 11:48:45 AM FILED/CERT

ATTEST:

\_\_\_\_\_

BUILDER SYSTEMS, LLC

  
It's Managing Member

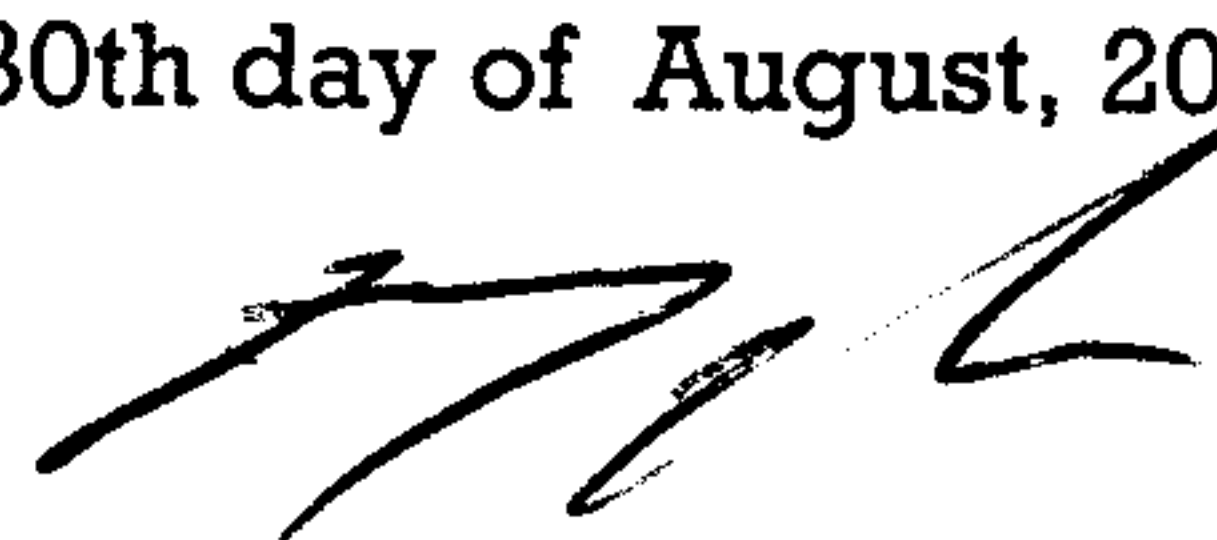
State of Alabama

Deed Tax : \$9.50

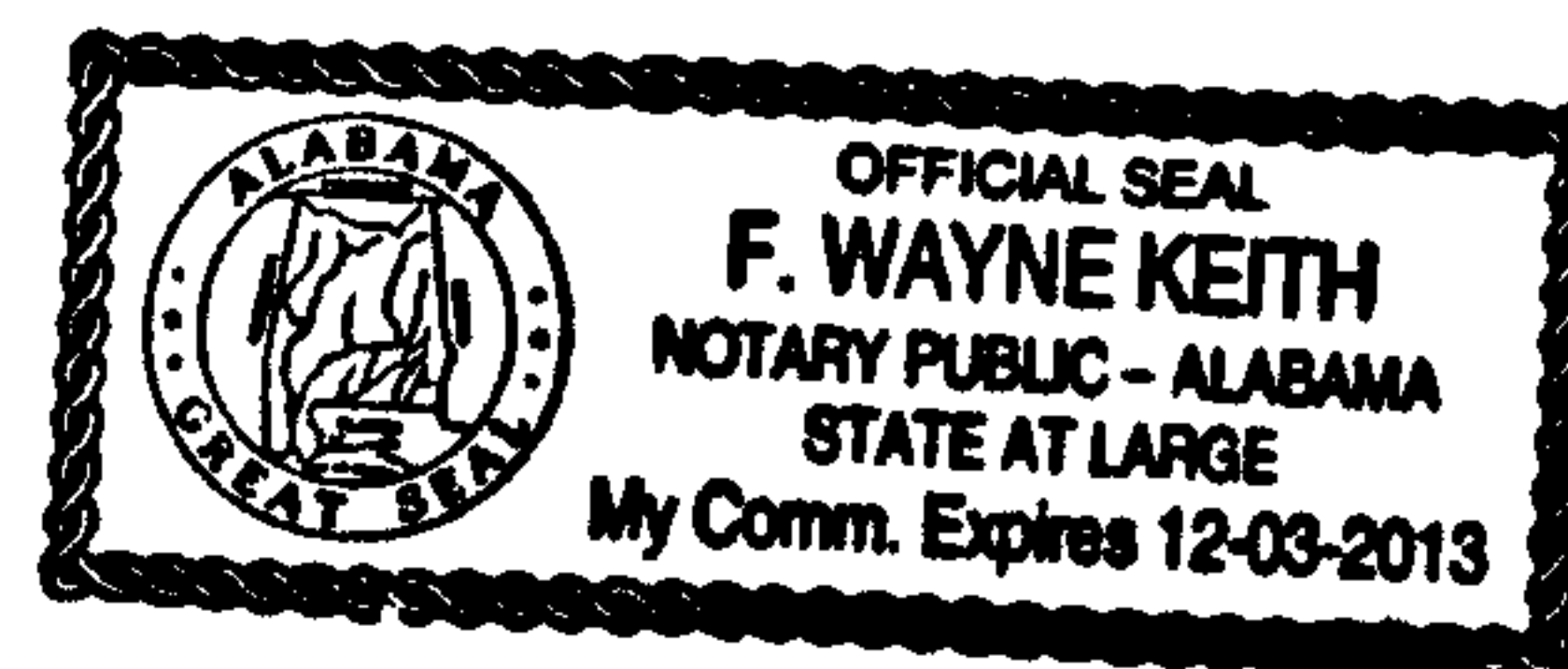
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Chuck Kitchen, as Managing Member of Builder Systems LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 30th day of August, 2010.

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

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane Suite 150  
Birmingham, Alabama 35244



SEND TAX NOTICE TO:  
Montiqua Mathers Pettway  
604 Ridgeview Trail  
Pelham, Alabama 35124