



20101014000342080 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/14/2010 10:36:44 AM FILED/CERT

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Willie E. Keith
184 Birmingham Street
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$89,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WILMONT PROPERTIES, LLC, an Alabama Limited Liability Company, by its Member, George Gray** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **WILLIE E. KEITH** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

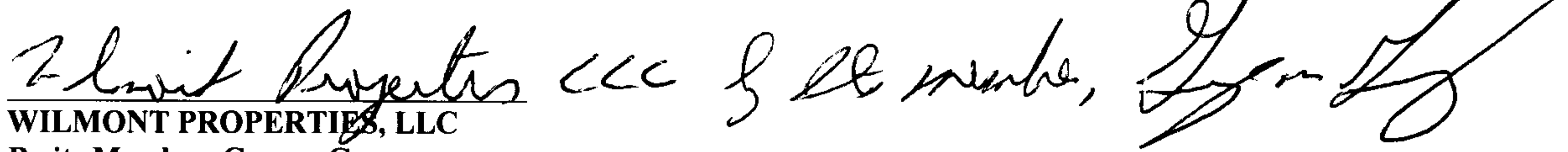
Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record, if any.

\$92,529.00 of the above-recited consideration is being paid with a purchase money first mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable, and except for any Restrictions, Exceptions and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 8th day of October, 2010.


WILMONT PROPERTIES, LLC
By its Member, George Gray

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GEORGE GRAY, Authorized Member of WILMONT PROPERTIES, LLC**, an Alabama Limited Liability Company, 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 instrument, he, as such member, and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of October, 2010.

NOTARY PUBLIC
My commission expires:

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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Exhibit A, Legal Description

COMMENCE AT THE NORTH WEST CORNER OF LOT 11, BLOCK 3, BIRMINGHAM JUNCTION AS RECORDED IN DEED BOOK 14, PAGE 232, SHELBY COUNTY ALABAMA, AND RUN EAST ALONG THE NORTH LINE OF SAID LOT LINE FOR A DISTANCE OF 126 FEET TO POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 95.0 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 175.0 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID LOTS 11 AND 13 FOR A DISTANCE OF 95.0 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 175.00 FEET TO POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.