



20101101000364390 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
11/01/2010 12:42:32 PM FILED/CERT

Return after recording to:  
Bedgood Law Firm, LLC  
160 Yeager Parkway, Suite 105  
Pelham, Alabama 35124  
File # DAB 10-253

Send tax notice to:  
Mike Craft  
2591 Hwy 39  
Chelsea, AL 35043

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY         )

### SPECIAL WARRANTY DEED

For thirty-five thousand and no/100 dollars (\$35,000.00) and other good and valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, K & C Properties, LLC, (herein referred to as GRANTOR), has GRANTED, BARGAINED, SOLD and does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Mike Craft, his heirs and assigns, (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 9, according to the Survey of Glenstone Cottages, as recorded in Map Book 38, page 48, in the Probate Office of Shelby County, Alabama.

\$35,000.00 of the purchase price was derived from mortgage loans closed simultaneously herewith.

Source of Title: Instrument #20060203000056460

Subject to:

- 1 Any mineral or mineral rights leased, granted or retained by current or prior owners.
- 2 Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
- 3 Covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenants or restriction is permitted by applicable law.
- 4 All items on recorded map.
- 5 Easement to Alabama Power Company recorded in 20061212000601580 and 20061212000601550.
- 6 Annexation agreements with the City of Chelsea recorded in 20070430000197420 and 20060413000172240.
- 7 Easement and Right of Way for ingress and egress as recorded in 20060203000056460.

- 8 Covenants and Restrictions recorded in 20080701000268060 and 20080820000335360.
- 9 Articles of Incorporation of Glenstone Cottages Homeowner's Association, Inc., recorded in 20080701000268070.

No words, or provisions of this instrument are intended to operate as or imply covenants or 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.

TO HAVE AND TO HOLD to the said GRANTEE, Mike Craft, forever.

IN WITNESS WHEREOF, K & C Properties, LLC, has caused this instrument to be executed in its name, by its undersigned officer, on this the 29<sup>th</sup> day of October 2010.

K & C Properties, LLC

  
By: Mike Craft  
Its: Managing Member

THE STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Mike Craft whose name as the Managing Member of K & C Properties, LLC, 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 conveyance, he as said Managing Member with full authority executed the same voluntarily for and as the act of said K & C Properties, LLC.

Given under my hand and seal this 29<sup>th</sup> day of October 2010.

SEAL

  
Notary Public  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
David A. Bedgood  
160 Yeager Parkway, Suite 105  
Pelham, Alabama 35124  
[david@bedgoodlaw.com](mailto:david@bedgoodlaw.com)

