


THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Craft Investment Properties, LLC
347 Chesser Drive
Chelsea, AL 35043


20110404000102900 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
04/04/2011 09:41:21 AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **J & M Properties, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Craft Investment Properties, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Survey of Chesser Subdivision, as recorded in Map Book 39 page 36 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is being executed in accordance with the Articles of Organization and the Operating Agreement of J & M Properties, LLC. There have been no amendments to said Articles of Organization or Operating Agreement.

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

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of April, 2011.

J & M Properties, LLC


By: Jeff Honea, Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeff Honea, whose name as Member of J & M Properties, LLC, a limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of April, 2011.


NOTARY PUBLIC

My Commission Expires: 3/26/14 