



20110608000168470 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/08/2011 11:00:53 AM FILED/CERT

Send tax notice to:

JASON D. KELLY  
1481 ARROWHEAD TRL  
ALABASTER, AL, 35007

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2011178

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand and 00/100 Dollars (\$178,000.00) in hand paid to the undersigned, THE KELLEY GIRLS PROPERTIES, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantors") by JASON D. KELLY and RACHEL B. KELLY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF NAVAJO HILLS, 7TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 95, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. SUCH STATE OF FACTS AS RECORDED ON PLAT OF NAVAJO HILLS, 7<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 7, PGE 95, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. BUILDING AND SET BACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 7 PAGE 95 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 20 FOOT EASEMENT ALONG REAR OF LOT LINE AS SHOWN ON PLAT RECORDED IN MAP BOOK 7 PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 28, PAGE 198, AND DEED BOOK 121, PAGE 294, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN MISC. BOOK 32, PAGE 221, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO SOUTH CENTRAL BELL RECORDED IN DEED BOOK 324, PAGE 851, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 316, PAGE 345

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\$178,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of May, 2011.

THE KELLEY GIRLS PROPERTIES, LLC

  
KIMBERLY KELLEY NIVENS,  
MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY KELLEY NIVENS, whose name as MANAGING MEMBER of THE KELLEY GIRLS 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 said instrument, she 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 official seal the 27th day of May 2011.

