This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Robin C. Black
125 Willow Lake Lane
Wilsonville, AL 35186

20110728000219000 1/1 $13.00
Shelby Cnty Judge of Probate, AL
07/28/2011 10:07:31 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00) in hand paid by Robin C. Black (hereinafter referred to as "GRANTEES") to Willow Oak Homes, LLC, an Alabama Limited Liability Company (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama,** to wit:

Lot 107, according to Willow Oaks, as recorded in Map Book 38, Page 137 A, B, & C, in the Probate Office of Shelby County, Alabama

One Hundred Eighty-Six Thousand Five Hundred Twenty-Eight And No/100 Dollars ($186,528.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2011 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR.**

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this July 20, 2011.

Willow Oak Homes, LLC

BY: _____
David Bonamy, Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Bonamy, as Managing Member of Willow Oak Homes, LLC, whose name 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 executed the same voluntarily and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on 20th **day of July, 2011.**

Bethany Smedgrass David
Notary Public
Commission Expires: February 8, 2014

FILE NO.: TS-1100226