

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

SEND TAX NOTICE TO:
Western Properties, LLC
PO Box 3610
Hueytown, AL 35023

Shelby County, AL 04/11/2012
State of Alabama
Deed Tax:\$39.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Nine Thousand And No/100 Dollars (\$39,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Patriot Point, LLC, an Alabama Limited Liability Company, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Western Properties, LLC, an Alabama Limited Liability Company (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 3 and 30, according to the Final Plat of Patriot Point, as recorded in Map Book 38, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as of Patriot Point, LLC on March 29, 2012.

Patriot Point, LLC

BY: 

Grady Scott Lovelady, Managing Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady, whose name as Managing Member of Patriot Point, 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 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 on the 29th day of March, 2012.


Notary Public
Commission Expires:

