

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNN GATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Kingfisher Enterprises, LLC
270 Doug Baker Blvd., Ste. 700-276
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Three thousand and 00/100 (\$73,000.00) Dollars (the entire amount of which in the amount \$114,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, James Jeffrey Hassett, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Kingfisher Enterprises, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 37, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 3, 2012.

WITNESS:

_____(SEAL)

James Jeffrey Hassett (SEAL)
James Jeffrey Hassett

_____(SEAL)

_____(SEAL)


STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Jeffrey Hassett, a single man, whose name(s) 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 on the day the same bears date.

Given under my hand and official seal on May 3, 2012.

My commission expires: 5/3/12

[Signature]
NOTARY PUBLIC


20120511000165790 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
05/11/2012 11:02:58 AM FILED/CERT