

This instrument was prepared by:
Kenneth B. St. John, Attorney-at-Law
1900 Indian Lake Drive
Birmingham, AL 35244
File # 2015-08-4810
Documentary Evidence: Sales Contract

Send tax notice to:
Glenda Knight
2016 Discovery Drive
Montevallo, AL 35115
(Property Address and
Grantee's Mailing Address)

WARRANTY DEED

20150909000314130 1/1 \$114.00
Shelby Cnty Judge of Probate, AL
09/09/2015 09:11:02 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty-Five Thousand Nine Hundred and 00/100 Dollars (\$145,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **Diamond Homes, LLC**, a limited liability company (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell, and convey unto **Glenda Knight** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 134, according to the survey of Lexington Parc, Sector 2, as amended in Map Book 42, page 29,
in the Probate Office of Shelby County, Alabama.**

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

\$46,000.00 of the total purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is being executed in accordance with the operating agreement of **Diamond Homes, LLC**, which has not been altered or amended.

TO HAVE AND TO HOLD to Grantee, her heirs and assigns, forever.

Grantor does, for itself, its successors and assigns covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall, warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, **Diamond Homes, LLC**, by **Cherie Rose**, its **Managing Member**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the **4th day of September, 2015**.

Diamond Homes, LLC

Cherie Rose, Managing Mbr. (Seal)
BY: Cherie Rose
ITS: Managing Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Cherie Rose**, whose name as **Managing Member** of **Diamond Homes, LLC**, a limited liability company, 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 said conveyance she, as such **Managing Member** 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.

Given under my hand and official seal this the **4th day of September, 2015**.

Kenneth Ballard St. John
Notary Public: Kenneth Ballard St. John
Commission Expires: 11/24/2018

KENNETH BALLARD ST. JOHN
NOTARY PUBLIC
ALABAMA STATE AT LARGE
November 24, 2018

Grantor(s) Mailing Address:

221 River Oaks Dr.
Helena, AL 35080