

Prepared by: **Daffy Duck, Closer**
Record and Return to:
Titlesoft, Inc.
1101 Destiny Lake Drive, Suite 410
Maitland, Florida 32751
File Number: **CLASS1**
Property Appraiser's Parcel I.D. Number: **321-30000000000000000000**

Special Warranty Deed - Corporate Grantor

This Warranty Deed made this **31st** day of **January, 2007**, by and between **JD Sullivan Construction, LLC, an Alabama Limited Liability Corporation**, hereinafter called the “**Grantor;**” and **Michael G. Stephens and Mary F. Stephens, Husband and Wife**, hereinafter called the “**Grantee,**” whose mailing address is **4307 Baton Rouge Drive, Orlando, Florida 32801**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of **Calhoun**, State of **Alabama**, to wit:

Lot 15; Block H; of Carolina Trace Subdivision as recorded in Plat Book 45, Page 91, of the Public Records of Calhoun County, Alabama

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this **31st** day of **January, 2007**.

Witness:

JD Sullivan Construction, LLC, an Alabama Limited Liability Corporation

Witness:

JD Sullivan, as President

State of **Alabama**)
County of **Blount**)

[CORPORATE SEAL]

This foregoing instrument was acknowledged before me this ____ day of **January, 2007**, by **JD Sullivan, as President, of JD Sullivan Construction, LLC, an Alabama Limited Liability Corporation**. (check one:) ☐ said person(s) is/are personally known to me. ☐ said person(s) provided the following type of identification: _____

NOTARY SEAL

Notary signature

Print name