

97-3006

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ABANA ENTERPRISES, L.L.C.
201 Yeager Parkway Suite B
Birmingham, AL 35244

Inst # 1997-23802

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND FIVE HUNDRED and 00/100 (\$92,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAN K. CAMPBELL and TAMMY CAMPBELL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ABANA ENTERPRISES, L.L.C., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, BLOCK 4, ACCORDING TO THE SURVEY OF WILLOW GLEN, FIRST SECTOR, RECORDED IN MAP BOOK 7, PAGE 101, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot building line of Meadowlark Place as shown by recorded plat.
3. 5 foot easement on East side as shown by recorded plat.
- 7.5 foot easement on rear side as shown by recorded plat.

Restrictive Covenants as setforth in Miscellaneous Record 28, page 194, as recorded in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company and South Central Bell as setforth in Deed Book 316, Page 804, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as setforth in Deed Book 101, Page 80, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their 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

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SHELBY COUNTY JUDGE OF PROBATE
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and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAN K. CAMPBELL and TAMMY CAMPBELL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of July, 1997.

Dan K. Campbell
DAN K. CAMPBELL

Tammy Campbell
TAMMY CAMPBELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN K. CAMPBELL AND TAMMY CAMPBELL whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of JULY, 1997.

Robert S. Pade
Notary Public

My commission expires: 7/16/98

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