

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ABANA ENTERPRISES, L.L.C.  
201-B YEAGER PARKWAY  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of NINETY SEVEN THOUSAND and 00/100 (\$97,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KATHY MALDONADO and HUSBAND, JOE MALDONADO, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ABANA ENTERPRISES, L.L.C., an Alabama Limited Liability Company (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18, BLOCK 2, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 35 foot building line, as shown by recorded Map.
3. 10 foot Easement on rear, as shown by recorded Map.
4. Restrictions or Covenants recorded in Misc. 14, page 23, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company recorded in Misc. 14, page 475, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. 14, page 769, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 299, page 120, in the Probate Office of Shelby County, Alabama.
8. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

**KATHY MALDONADO IS ONE AND THE SAME PERSON AS KATHY L. BROWN, GRANTEE IN INSTRUMENT #1993-11540.**



**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

10/28/1997-35032  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 100.00

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, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KATHY MALDONADO and HUSBAND, JOE MALDONADO, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of October, 1997.


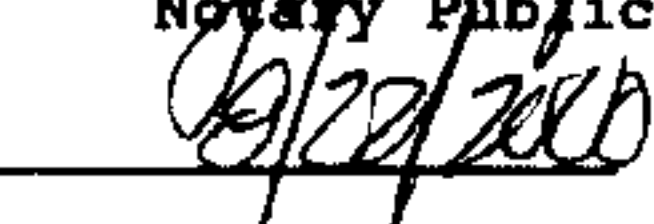
  
KATHY MALDONADO  
  
JOE MALDONADO

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KATHY MALDONADO AND JOE MALDONADO, 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 17TH day of OCTOBER, 1997.

  
Notary Public  


My commission expires: \_\_\_\_\_

Inst # 1997-35032

10/28/1997-35032  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 REC 100.00