

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Harold L. Vaughn, III
862 Meadow Ridge Lane
Birmingham, AL 35242

03/09/1998-08178
01:48 PM
SHELBY COUNTY JUDGE
002 KCS 30.00

WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Eight Thousand Nine Hundred and No/100, (\$38,900.00), DOLLARS, in hand paid to the undersigned, PW Development Partners, L.L.C., an Alabama Limited Liability Company, (hereinafter referred to as "GRANTOR"), by Harold L. Vaughn, III, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 21, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year, 1998.
2. Easements; building line; and restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Shelby Inst. #1997-39685; Real Volume 23, Page 621; Real Volume 121, Page 931 and Real Volume 216, Page 538.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 66, Page 34; Volume 32, Page 48 and Volume 28; Page 581.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And said PW Development Partners, L.L.C., an Alabama Limited Liability Company, does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said PW Development Partners, L.L.C., an Alabama Limited Liability Company by its Managing Member, Michael D. Green, who is authorized to execute this conveyance, has hereto set its signature and seal, this 4th day of March, 1998.

IN WITNESS WHEREOF, I, the GRANTEE, have hereunto set my hand and seal, this 4th day of March, 1998.

PW Development Partners, L.L.C.


BY: Michael D. Green (SEAL)
ITS: Managing Member
GRANTOR


Harold L. Vaughn, III (SEAL)
GRANTEE

Inst # 1998-08178

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael D. Green whose name as Managing Member, of PW Development Partners, L.L.C., an Alabama 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 conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4th day of March, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harold L. Vaughn, III, an unmarried man, whose name is signed to the foregoing conveyance as GRANTEE, 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 this 4th day of March, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

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01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 50.00