

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Hampton Homes LLC
(Address) 104 King Charles Lane
Alabaster, AL 35007Limited Liability Company ~~WARRANTY DEED~~ **WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,That in consideration of Thirty One Thousand Nine Hundred and no/100ths- \$31,900.00 DOLLARS
to the undersigned grantor, First Union Investors LLC a (general) (limited) a partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Hampton Homes L.L.C.(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Chestnut Forest, as recorded in Map Book 22 page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

ALL of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-26352

07/13/1998-26352
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member Partners, who (is) (are) authorized to execute this conveyance, hereto set its signature and seal,this the 8th day of July, 19 98

First Union Investors, L.L.C.

By

Ben L. Chensault Managing MemberPartner

By

Partner

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ACKNOWLEDGMENT FOR ~~EXISTING~~ LIMITED LIABILITY COMPANY

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that ~~Charxxxxxx~~ Ben L. Chenault

whose name(s) as ~~general partner(s)~~ Managing Member of First Union Investors, LLC (general) (limited) a (n) _____ (state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such ~~partner(s)~~ Managing Member, and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ limited liability company

Given under my hand and official seal this 8th day of July, 1998

AFFIX NOTARIAL SEAL

Notary Public

My commission expires: _____

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

REVENUE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 833-1571