

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Brad Cramer dba Cramer Construction
Rt 1, Box 151
Brierfield, AL 35035

LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY NINE THOUSAND NINE HUNDRED AND NO/100THS (\$29,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **FIRST UNION INVESTORS, LLC, A LIMITED LIABILITY COMPANY**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **BRAD CRAMER DBA CRAMER CONSTRUCTION**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 43, 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.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT AND THAT SAME HAVE NOT BEEN MODIFIED OR AMENDED.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1ST day of September, 1999.

First Union Investors, LLC


Ben L. Chenault, Managing Member

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ben L. Chenault, whose name as Managing Member of First Union Investors, LLC, a 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN UNDER MY HAND THIS THE 1ST DAY OF SEPTEMBER, 1999.

My Commission Expires: 2-20-03


Notary Public

Inst # 1999-37850

09/09/1999-37850
10:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
9.30

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSIE, ALABAMA 35021