

THIS INSTRUMENT PREPARED BY:  
Estes, Sanders & Williams, LLC  
3800 Colonnade Parkway, Suite 330  
Birmingham, Alabama 35243

SEND TAX NOTICE TO:  
Aaron L. Chanell  
9563 Brook Forest Circle  
Helena, Alabama 35080

## CORPORATION GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRE

20040114000025790 Pg 1/1 12.50  
Shelby Cnty Judge of Probate, AL  
01/14/2004 10:41:00 FILED/CERTIFIED

That for and in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR,

**Authentic Building Company, LLC**

(hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE,

**Aaron L. Chanell, a single individual**

(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 30, according to the Resurvey of Brookline, as recorded in Map Book 10, Page 93, in the Probate Office of 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.

~~\$100,000.00~~ <sup>98,455.00 ALC</sup> of the consideration was paid from a mortgage loan closed simultaneously herewith.

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, the said GRANTOR by its **Member, Brett G. Winford** who is authorized to execute this conveyance, hereto set his signature and seal this the 7<sup>th</sup> day of **January, 2004**.

**Authentic Building Company, LLC**

By: Brett G. Winford, its member  
By and through his/her agent and attorney-in-fact,

Billy G. Winford

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brett G. Winford whose name as member of Authentic Building Company, LLC, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of **January, 2004**.

Notary Public – Raymond T. Estes

My Commission Expires: July 11, 2007

