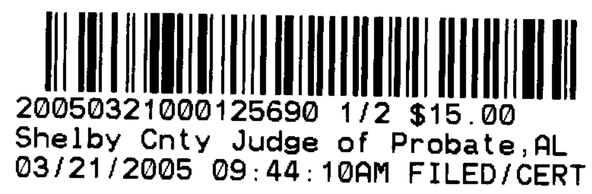
Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:
C.V. Jowers / 1017 Jowers LN
Birmm, Alabama 35213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Shelby Cnty Judge of Probate,AL
03/21/2005 09:44:10AM FILED/CERT

$38,900.00

STATE OF ALABAMA

LLC WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Thirty Eight Thousand Nine Hundred And 00/100to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Second Union Investors, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto C.V. Jowers, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 21 according to the Survey of Oaklyn Hills Phase 3 as recorded in Map Book 34, Page 52, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

The total purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants 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

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above, that they are entitled to the immediate possession thereof; 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Ben Chenault its Member on this the 4th day of March, 2005.

Second Union Investors, LLC

Ben Chenault

Ben Chenault, 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 Chenault as Member of Second Union Investors, 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 duly authorized officer executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this the 4th day of March, 2005.

Notary Public

My Commission Expires:
08/09/06