20060830000428410 1/2 $64.00
Shelby Cnty Judge of Probate,AL
08/30/2006 01:44:49PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, AL 35244

Send tax notice to:
Chase Associates, Inc.
P.O. Box 361405
Birmingham, Alabama 35236

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 08/30/2006
State of Alabama

Deed Tax:$50.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIFTY THOUSAND AND N O/100 DOLLARS ($ 50,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **RM PROPERTIES, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CHASE ASSOCIATES, INC.** (her ein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Twelve Oaks, as recorded in Map Book 34, page 106, in the Probate Office of Shelby County, Alabama.

Subject to:
(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions or Covenants appearing of record in Instrument 2006012500041760, in the Probate Office of Shelby County, Alabama; (b) Restrictions appearing of record in Real 258, page 547, in the Probate Office of Shelby County, Alabama; (c) Right of way to Shelby County, recorded in Volume 271, page 722, in the Probate Office of Shelby County, Alabama; (d) Right of way for Easement, recorded in Real 115, page 886; Real 258, page 544 and Instrument 1995/31873, in the Probate Office of Shelby County, Alabama.

To Have And To Hold to the said grantees, its successors and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of RM Properties, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

21st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of June, 2006.

RM Properties, LLC

By: Ronnie Morton **(SEAL)**
Ronnie Morton
Its: Managing Member

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Ronnie Morton**, whose name as **Managing Member** of **RM Properties, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2006.

Notary Public

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008