20061222000625920 1/2 $15.00
Shelby Cnty Judge of Probate, AL
12/22/2006 03:42:08PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Mr. Darren R. Moss
529 Lime Creek Cove
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FIFTY THREE THOUSAND NINE HUNDRED AND NO/100----------DOLLARS ($253,900.00)**, to the undersigned grantor, **ACOB, INC.,** a corporation, (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 **DARREN R. MOSS,** (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 79, according to the Final Plat of Lime Creek at Chelsea Preserve Sector 2, as recorded in Map Book 34, Page 51, in the Probate Office of Shelby County, Alabama.

All of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.
Darren R. Moss and Darren Moss are one and the same person.
LESS AND EXCEPT:

1. 25-foot building setback line from Lime Creek Cove and 7.5 foot easement along rear and Northwesterly lot lines, as shown by recorded map.
2. Oil, gas and minerals and all other subsurface interests in, to or under the land herein described.
3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
4. Right of Way to Shelby County recorded in Volume 229, Page 492.
5. Right of way to Plantation Pipeline recorded in Volume 253, Page 324; Volume 112, Page 288.
6. Covenants, conditions and restrictions (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20040108000015360, and in Instrument #20051216000850870.
7. Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument #20051206000831190 and supplement recorded in Instrument #20051207000632660.
8. Supplementary Declaration to Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument #20060202000054970 and Instrument #20051220000655970.
9. Restrictions and limitations as recorded in Instrument #20060310000112760.

TO HAVE AND TO HOLD, To the said Grantee, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantee**, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that he is free from all encumbrances unless otherwise noted above, 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its President, **Mark Aderholt**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 22nd day of December, 2006.

ACOB, INC.

BY: Mark Aderholt
Mark Aderholt, President

NOTARY ACKNOWLEDGMENT ATTACHED

20061222000625920 2/2 $15.00
Shelby Cnty Judge of Probate, AL
12/22/2006 03:42:08PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark Aderholt, whose name as President of ACOB, Inc., a corporation, 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.

Given under my hand and official seal, this the 22nd day of December, 2006.

Notary Public

My Commission Expires: 9/12/07