

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) J. Pendleton Jones, III
(Address) 245 Kentwood Drive
Alabaster, AL 35007LIMITED LIABILITY COMPANY ~~PARTNERSHIP~~ WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Two Thousand and no/100ths---\$172,000.00 DOLLARS

to the undersigned grantor, Wyatt & Associates, L.L.C.

a ~~partnership~~ limited liability company

(therein 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

J. Pendleton Jones, III

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 170, according to the Survey of Kentwood, Third Addition, Phase Three, as recorded in Map Book 20 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$163,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is executed as required by the Articles of Organization and Operational Agreement and that same have not been modified or amended.

Inst # 1996-38294

11/20/1996-38294
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 20.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member
authorized to execute this conveyance, hereto set its signature and seal,~~Partnership~~ who (is/are)this the 15th day of November19 96

Wyatt & Associates, L.L.C.

By

Randall Wyatt
Randall Wyatt, Member~~Partnership~~

By

Partner

Inst # 1996-38294

ACKNOWLEDGMENT FOR ~~EXISTING~~ LIMITED LIABILITY COMPANY

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Randall Wyatt as Member of Wyatt & Associates, L.L.C.

whose name(s) as ~~general partner(s)~~ a member a (n) Alabama (state) ~~member~~ limited liability company
 and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such ~~partner~~ member, and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ limited liability company

Given under my hand and official seal this 15th day of November, 19 96

AFFIX NOTARIAL SEAL

Notary Public
 My commission expires 3/5/99

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 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 20.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
 COUNTY OF



Recording Fee \$
 Deed Tax \$ \$

This form furnished by
Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571