

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:

STATE OF ALABAMA)
SHELBY COUNTY)

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-One Thousand Five Hundred AND NO/100 (\$ 31,500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, BROOKCHASE ESTATES, L.L.C., an Alabama Limited Liability Company, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell, and convey unto SGC, Inc. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 29, according to the Survey of BROOKCHASE ESTATES, Phase Two, as recorded in Map Book 22, Page 47, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of February, 1998.

BROOKCHASE ESTATES, L.L.C.
an Alabama Limited Liability Company

By: Donald M. Acton

Donald M. Acton

Inst # 1998-04837
Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

02/12/1998 -04837
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

OOI MCD 9.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, Donald M. Acton, whose name as Managing Member of BROOKCHASE ESTATES, L.L.C., an Alabama Limited Liability Company, 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 Limited Liability Company.

Given under my hand and seal of office this 10 day of February, 1998.

Sandra J. Hughes
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 6, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1998-04837