

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Gregg R. Jackson
Add: 1034 N. Montgomery
High Pointe

L.L.C. Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Thirty-Four Thousand, Nine Hundred and no/100-----DOLLARS.

to the undersigned grantor, First Union Investors, L.L.C.

a L.L.C.

(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

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

Lot 20, according to the Survey of Chestnut Forest, as recorded in Map Book 22, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

The entire purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Charlotte W. Poe, the devisee under the Estate of Thomas Moore Poe, Jr., deceased, Probate Case No. 123142, in one and the same as Charlotte Washington Poe Hardwick, grantor in Warranty Deed recorded in Deed Book 226, Page 535, in the Probate Office of Shelby County, Alabama.

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

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs 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 or assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

Member who is

this the 13th day of January

ATTEST:

01/28/1999-03736
08:29 AM CERTIFIED
First Union Investors, L.L.C.
SHELBY COUNTY JUDGE OF PROBATE
DDI-CRM 3/98

Secretary

By

Ben Chenault

Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Ben Chenault

whose name as Member of First Union Investors, L.L.C. a L.L.C. 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 L.L.C.

Given under my hand and official seal, this the 13th day of January, 19 99

Notary Public