

This instrument was prepared by:
Shelby Forest Estates, L.L.C.
2233 Cahaba Valley Drive
Birmingham, Alabama 35242

SEND TAX NOTICE TO

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Warranty Deed

Inst • 1999-12145

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighteen Thousand Nine Hundred and No/100 (\$18,900.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of which is acknowledged, SHELBY FOREST 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 J Harris Development Corp. (herein referred to as GRANTEE, whether one or more, the following real estate, situated in SHELBY County, Alabama:

Lot 13 according to the Survey of SHELBY FOREST ESTATES, 1st Sector, Phase II, as recorded in Map Book 24, Page 81, in the Probate Office of Shelby County, Alabama
Subject to:

Ad valorem taxes for 1999 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1999

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

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

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

MARCH

, 1999.

SHELBY FOREST ESTATES, L. L. C.
an Alabama Limited Liability Company

BY: *Kenneth B. Weygand*

Kenneth B. Weygand,
Its Managing 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, Kenneth B. Weygand, whose name as Managing Member of SHELBY FOREST 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 he 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 10th day of March 1999

Notary Public

My commission expires: 1-18-2000 1999-12145

11:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 PMS

9.50

03/23/1999