

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:  
Rex Watwood dba Watwood Construction  
Lot 9 Chestnut Forest

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
**LIMITED LIABILITY COMPANY  
GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty-Four Thousand Nine Hundred and 00/100 (\$34,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **First Union Investors, LLC, a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rex Watwood dba Watwood Construction**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 9, according to the Survey of Chestnut Forest, as recorded in Map Book 22 page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama Mineral and mining rights excepted.


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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member, Ben L. Chenault who is authorized to execute this conveyance, hereto set his signature and seal this the 12th day of March, 1999

First Union Investors, LLC


  
By: Ben L. Chenault, Managing Member

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ben L. Chenault, whose name as Managing Member of First Union Investors, LLC, a 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 1999

  
NOTARY PUBLIC

My Commission Expires: 3/7/03  
2003

Inst # 1999-12890

03/29/1999-12890  
09:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL HRE 9.50