

This instrument was prepared by
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205/665-5102
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Send Tax Notice to:

(Name) CRAMER CONSTRUCTION COMPANY, INC.
(Address) 1472 Lakewood Circle
Bracefield AL 35045

Limited Liability Company Form Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$31,900.00)

That in consideration of THIRTY-ONE THOUSAND, NINE HUNDRED and 00/100---DOLLARS to the undersigned grantor, FIRST UNION INVESTORS, L.L.C. a limited liability company (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

CRAMER CONSTRUCTION COMPANY, INC.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 11, 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:

- General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
- Building setback line of 40 feet reserved from Chestnut Forest Circle as shown by plat.
- Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-17943 in Probate Office.
- Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 245 Page 14 in Probate Office.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 357 Page 82 in Probate Office.
- Oil and Gas Lease to Louisiana Land Exploration in Deed Book 339 Page 146 with release of surface rights in Misc. Book 55 Page 151 in Probate Office.
- Restrictions, limitations and conditions as set out in Map Book 22 Page 98.
- Easement to Utilities Building of Helena as set out in Inst. No. 1998-2128 in the Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$162,000.00.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by BEN L. CHENAULT its MANAGER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of MAY 1999.

ATTEST

By: BEN L. CHENAULT
Its: MANAGER

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that BEN L. CHENAULT whose name(s) as MANAGER of FIRST UNION INVESTORS, L.L.C. 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/she, 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 official seal, this the 26th day of MAY 1999.

06/01/1999-22752

12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

Notary Public
My Commission Expires: