

TITLE NOT EXAMINED

Send tax notice to:
Michael James Vigneulle and
Sue Ellen Vigneulle

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to T & R Properties, L.L.C., an Alabama limited liability company ("Grantor") by Michael James Vigneulle and wife, Sue Ellen Vigneulle ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Resurvey of T & R Family Subdivision recorded in Map Book 25, page 106, in the Office of the Judge of Probate of Shelby County, Alabama

TOGETHER WITH a 30 foot wide non-exclusive easement, as shown by said plat, for ingress, egress, and utilities across the southerly 30 feet of Lot 3.

SUBJECT TO a 20 foot wide non-exclusive easement, as shown by said plat, for ingress, egress, and utilities across the northerly 20 feet of Lot 4.

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

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TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns, forever; subject, however, to the following:

1. Ad valorem taxes for the current tax year and thereafter
2. Easements, restrictions, reservations, covenants, and rights-of-way of record
3. Right of First Offer in favor of Grantor recorded simultaneously herewith
4. Grantor hereby reserves unto itself an easement to use and occupy the residence presently located on the subject property and identified as "Existing Residence" on the plat and a yard area of ten feet on each side of the Existing Residence until such time as Grantor shall remove the Existing Residence from the subject property. This conveyance does not include said Existing Residence, and Grantor shall have the right to the exclusive occupancy thereof during the term of this easement. This easement shall run with the land until same has been terminated pursuant to the provisions of this paragraph 4. Upon the removal of the Existing Residence from the subject property, Grantor shall execute and deliver to Grantees a release of this easement, which Grantees may cause to be recorded in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and on its behalf by its duly authorized members on or as of the 7th day of June, 1999.

T & R PROPERTIES, L.L.C.

By: Richard H. Vigneulle
Richard H. Vigneulle
Its Member

By: Thomas R. Vigneulle
Thomas R. Vigneulle
Its Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard H. Vigneulle, whose name as Member of T & R Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of June, 1999.

Patricia C. Aycock

Notary Public

[NOTARIAL SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Feb. 13, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas R. Vigneulle, whose name as Member of T & R Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of June, 1999.

Patricia C. Aycock

Notary Public

[NOTARIAL SEAL]

My commission expires:

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