

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

REX WATWOOD
107 EMERALD LAKE DRIVE
PELHAM, AL 35124

Inst # 1999-30035

STATE OF ALABAMA)

COUNTY OF SHELBY)

07/19/1999-30035
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 45.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY THREE THOUSAND NINE HUNDRED and 00/100 (\$33,900.00) DOLLARS to the undersigned grantor, FIRST UNION INVESTORS, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto REX WATWOOD, A MARRIED PERSON DBA WATWOOD CONSTRUCTION, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, 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 beginning October 1, 1998, which constitutes a lien but are not yet due and payable until October 1, 1999.
2. Building setback line of 40 feet reserved from Chestnut Forest Circle as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-17943 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 245 page 14 in Probate Office.
5. 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.
6. Oil & Gas Lease to Louisiana Land Exploration as set out in Deed Book 339 page 146, with release to surface rights in Misc. 55 page 151 in the Probate Office of Shelby County, Alabama.
7. Easement granted to City of Helena as set out in Inst. #1999-3128 in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

And the said Grantors represent that this instrument is being executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

IN WITNESS WHEREOF, the said GRANTOR, FIRST UNION INVESTORS, LLC, by its MANAGER, BEN CHENAULT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 17th day of June, 1999.

FIRST UNION INVESTORS, LLC
By: *Ben Chenaunt*
BEN CHENAULT, MANAGER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN CHENAULT, whose name as MANAGER of FIRST UNION INVESTORS, LLC, 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 the conveyance, he or 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 this the 17th day of June, 1999.

Robert S. Ray
Notary Public

My commission expires: 7/1/02

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