

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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

B & L HOLDINGS, LLC
119 BONITA DRIVE
BIRMINGHAM, AL 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-32292

08/03/1999-32292
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY THOUSAND and 00/100 (\$240,000.00) DOLLARS to the undersigned grantor, REGIONS BANK a corporation, 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 B & L HOLDINGS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 60, 61, AND 62, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE.
2. 25 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1997/13189, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT RECORDED IN VOLUME 311, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY RECORDED IN VOLUME 154, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 1, PAGE 332, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. ALL RIGHTS OF REDEMPTION ARISING FROM THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT 1999-25007. SAID RIGHTS RO EXPIRE ONE (1) YEAR FROM DATE OF FORECLOSURE, I.E. 6-11-00.

\$250,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said GRANTOR, REGIONS BANK, by RONALD B. ROBERTS by its SENIOR VICE- PRESIDENT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of July, 1999.

REGIONS BANK

By: Ronald B. Roberts
RONALD B. ROBERTS
ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD B. ROBERTS, whose name as SENIOR VICE PRESIDENT of REGIONS BANK, a corporation, 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 corporation.

Given under my hand this the 23RD day of JULY, 1999.

M. M. V.
Notary Public

My commission expires: 9.29.02

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