

SEND TAX NOTICE TO:

(Name) William G. Dobson

(Address) 119 Easy Street, Wetumpka, AL 36092

This instrument was prepared by

(Name) _____

(Address) _____

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five thousand dollars (\$25,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Bear Creek Ridge, An Alabama Limited Liability Corporation**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William G. Dobson**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot #27, According to the survey of Bear Creek Ridge, Sector II (Resurvey of Lot 3A, as recorded in Map Book 25, Page 75), as recorded in Map Book 25, Page 80, in the Probate Office of Shelby County, Alabama.

The real estate described herein is sold **"AS-IS"**.
Subject to the following:

- The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees, and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of action whether arising at law (by contract or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of any person by reason of past mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands.
 - Protective Covenants recorded as Instrument #1999-16693 in the Office of the Judge of Probate of Shelby County, Alabama.
 - Fire dues payable to Chelsea Fire District, if any.
 - Current ad valorem taxes for 1999 tax year (due and/or payable October 1, 1999), fire dues, easements, restrictions, protective covenants, and right-of-ways of record.
 - Lot 27 shall be restricted to either a 1 level or 1 and 1/2 story home. No two story home(s) shall be permitted on this lot. Furthermore, this restriction shall be in addition to the Protective Covenants stated above and shall run with the land and be binding on all present and future owner(s) of Lot 27, Bear Creek Ridge Sector II.
- LESS AND EXCEPT ALL MINERAL AND MINING RIGHTS
TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5 th day of October, 19 99.

(SEAL)

James R. Gardner (SEAL)
James R. Gardner, as Managing Member of
Bear Creek Ridge, L.L.C.

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Gardner, whose name as Managing Member of the Bear Creek Ridge, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5 th day of October, A. D., 19 99.

MY COMMISSION EXPIRES APRIL 1, 2001

Pinda Dutz
Notary Public

Inst # 1999-45963

11/09/1999-45963
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
30.45