

This Instrument Prepared By:
James F. Burford, III
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Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

12/10/1999-49935
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1999-49935

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY-FOUR THOUSAND AND NO/100 Dollars (\$34,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, B P BUILDERS, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto D & D CONSTRUCTION, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described as Lot 30 according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no outstanding assessments due any governmental or quasi-governmental authority.

\$34,000.00 dollars of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 7th day of December, 1999.

B P BUILDERS, LLC

By: Richard F. Brand

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 F. Brand as member of B P Builders, LLC, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of December, 1999.

Margie R. Bryant
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JAN. 6, 2001