

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
William P. Price
523 Highland Park Circle
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Eighty Thousand and 00/100 (\$480,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **C & C Construction, L.L.C.**, an Alabama Limited Liability Company (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE**, **William P. Price**, (hereinafter referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1604, according to the Survey of Highland Lakes, 16th Sector, as recorded in Map Book 25 page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Inst. #1999-31098 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$384,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


This instrument is executed as required by the Articles of Organization and operational agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, his heirs and assigns forever.

AND SAID GRANTOR, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTOR** has hereunto set his hand and seal this the **29th** day of **March**, 2000.

C & C Construction, L.L.C.


John D. Pague, Member

Inst # 2000-10586

04/03/2000-10586
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 CJ1 187.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John D. Piques, whose name as Member of C & C Construction, L.L.C., 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of March, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/02

Inst # 2000-10586

04/03/2000-10586
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJA 107.00