

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

Send Tax Notice To:  
Charlie Chancellor d/b/a  
C & W Construction  
3725 Carisbrooke Drive  
Birmingham, AL 35226

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of Twenty-Three Thousand and 00/100 (\$23,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Beacon Development Company, L.L.P., an Alabama Limited Liability Partnership (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Charlie Chancellor d/b/a C & W Construction, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 20, according to the Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 28, Page 50, in the Probate Office of Shelby County, Alabama.

**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.

ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' 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 20th day of April, 2000.

Beacon Development Company, L.L.P.

  
Curtis Harper, Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Curtis Harper, whose name as Secretary of Beacon Development Company, L.L.P., an Alabama Limited Liability Partnership, 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 20th day of April, 2000.

  
NOTARY PUBLIC

My Commission Expires: 8/5/03

Inst # 2000-13644

04/27/2000-13644  
08:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
901 CJ1 9.50