

THIS INSTRUMENT PREPARED BY:
FIRST FEDERAL OF THE SOUTH
3055 LORNA ROAD, #100
BIRMINGHAM, ALABAMA 35216

GRANTEE'S ADDRESS;
DOUBLE OAK CONSTRUCTION
2024 WOODSORRELL DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA) A LIMITED LIABILITY COMPANY
COUNTY OF JEFFERSON) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That , for and in consideration of SIXTY THOUSAND AND 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Second Union Investors, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Double Oak Construction Co., Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lots 71 and 136, according to the Survey of Oaklyn Hills, Phase I as recorded in Map Book 24 page 50 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

The entire purchase price above was paid by proceeds of 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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE'S successors and assigns, that GRANTOR are 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 WHERE OF, the said GRANTOR, by its MANAGING MEMBER, Ben L. Chenault who is authorized to execute this conveyance, hereto set his signature and seal this the 13th day of December, 2000.

Second Union Investors, LLC

By: Ben L. Chenault, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ben L. Chenault, whose name as Managing Member of Second Union Investors, LLC, 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of December, 2000.


NOTARY PUBLIC
My Commission Expires:

Inst # 2000-44885

12/27/2000-44885
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.00