

This Instrument Was Prepared By:  
**Dickerson & Morse, P. C.**  
1920 Valleydale Road  
Birmingham, AL 35244-1728

Send Tax Notice to:  
**John A. Powell**  
147 8th Street SW  
Alabaster, Alabama 35007

Inst # 2001-19668

STATE OF ALABAMA  
COUNTY OF SHELBY

**LIMITED LIABILITY COMPANY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Ninety Nine Thousand and 00/100 Dollars (\$99,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **G & W Land Co., LLC, a limited liability company** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **John A. Powell, a single person** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**The South 100 feet of Lot 1, in Block 2, according to the Survey of Nickerson's Subdivision on Helena Road, as recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Note: \$97,470.00 of the above purchase price is in the form of a mortgage in favor of Wells Fargo Home Mortgage, Inc., executed and recorded simultaneously herewith.**

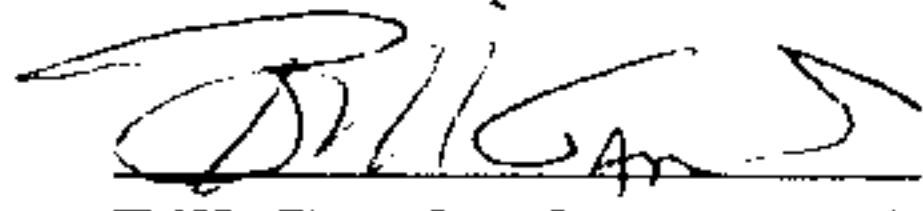
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the **G & W Land Co., LLC** has hereunto set its signature by **Bill Gandy** its **Secretary/Treasurer** on this the **7th** day of **May, 2001**.


**G & W Land Co., LLC**

  
\_\_\_\_\_  
**Bill Gandy, Secretary/Treasurer**

STATE OF ALABAMA        )  
COUNTY OF SHELBY     )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Bill Gandy** as **Secretary/Treasurer** of **G & W Land Co., LLC, a limited liability company**, whose name 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **7th** day of **May, 2001**

  
\_\_\_\_\_  
**G. Wray Morse - Notary Public**

My Commission Expires: **9/10/2004**

05/15/2001-19668  
12:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 13.00