

Mail tax notice:

Ropar, Ltd.
P O Box 43186
Birmingham, AL 35243

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three hundred sixteen thousand three hundred sixty-eight dollars and 38/100 (\$ 316,368.38) [and other good and valuable considerations], the receipt and sufficiency of which are hereby acknowledged, that, Billy J. Hand, Jr. and Cathy C. Hand, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Ropar, Ltd., hereinafter called "Grantee" an undivided 316 / 427 interest in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3 of the Re-subdivision of parcel 2 showing the division of a part of the Allan Estate situated in Section 23 Township 19 South Range 2 West, containing 6.03 acres and being recorded in Map book 17 Page 107 of the probate records of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting the property.

TO HAVE AND TO HOLD to the Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

Inst # 2001-36464

08/27/2001-36464

08:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MSB 330.50

Cabana Title

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this the 30th day of July, 2001.

GRANTOR(S)

Billy J. Hand, Jr.
Billy J. Hand, Jr.

Cathy C. Hand
Cathy C. Hand

STATE OF ALABAMA

ACKNOWLEDGEMENT

SHELBY COUNTY

I, Shamara Frazier, a Notary Public for the State at Large, hereby certify that Billy J. Hand, Jr. and Cathy C. Hand whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of July, 2001.

Shamara Frazier
Notary Public

My Commission Expires July 13, 2002

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