



# LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA )  
 )  
 SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATIONS AND THE SUM OF THIRTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$35,000.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, EMERALD PARC, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS GRANTOR), DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO CURRAN HOMES, INC. (HEREIN AFTER REFERRED TO AS GRANTEE), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

LOT 2, ACCORDING TO THE MAP AND SURVEY OF EMERALD PARC SUBDIVISION, AS RECORDED IN MAP BOOK 29, PAGE 47, SHELBY COUNTY, ALABAMA RECORDS  
 THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ANY MINERAL AND MINING RIGHTS, IF ANY, NOT OWNED BY GRANTOR, AND EXHIBIT "A" ATTACHED HERETO AND MADE PART OF THIS CONVEYANCE.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR GRANTORS SPOUSE.

SEND TAX NOTICE TO: ☒ CURRAN HOMES, INC.  
 100 WISTERIA DR.  
 CHELSEA, AL

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING IN FEE SIMPLE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS SIGNATURE ON THIS THE 18<sup>th</sup>  
 DAY OF July 2002.

EMERALD PARC, L.L.C.

Wanda Davis, MEMBER

STATE OF ALABAMA )  
 SHELBY COUNTY )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WANDA DAVIS AS MEMBER OF EMERALD PARC, L.L.C. 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 COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18<sup>th</sup> DAY OF  
July 2002.  
Normandie R. Shirley  
 NOTARY PUBLIC  
02.03.07  
 MY COMMISSION EXPIRES

✓  
 Danny Curran  
 P.O. Box 437  
 Chelsea, AL 35043

EXHIBIT "A"

- Builder is responsible for the drainage on each lot and in around each building.
- Builder is responsible for adjusting the lids or top elevation for all manholes and yard inlets in each lot.
- Builder shall use appropriate methods, whether pipes, underdrain, ditches, grading or other means, to provide a building site free of surface or subsurface drainage problems without adversely affecting adjacent lots.
- Builder shall field verify the location and elevation of sanitary sewer service line or septic tank location prior to construction of building foundations.
- Builder shall comply with all ADEM (Alabama Department of Environmental Management) requirements.

Misti M. Brasher  
witness

[Signature] 7-19  
builder date