



20020730000354340 Pg 1/2 110.50
Shelby Cnty Judge of Probate, AL
07/30/2002 15:18:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:
A. DOZIER WILLIAMS, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, Alabama 35223
Phone: (205) 871-5050

SEND TAX NOTICE TO:
JR Enterprises, LLC

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100-(\$385,000.00)--DOLLARS, to the undersigned grantor, **MOTT OIL, INC., an Alabama Corporation**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JR Enterprises, LLC, an Alabama limited liability company** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3A, according to the survey of an Amended Plat of a Resurvey of Lots 3 and 4 Helena Market Subdivision, as recorded in Map Book 26, Page 107 in the Office of the Judge of Probate, Shelby County, Alabama.

\$ 288,750.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO THE FOLLOWING:

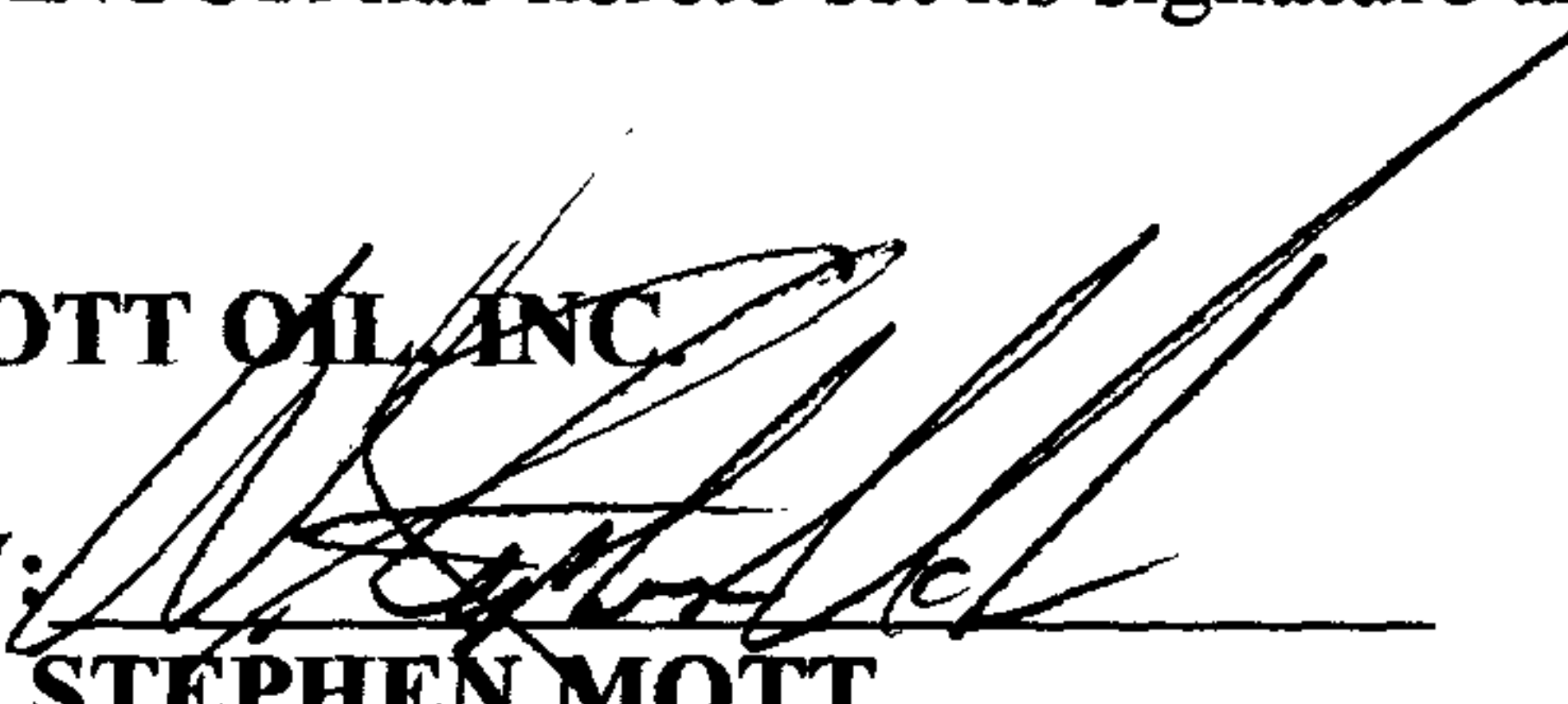
1. Taxes due and payable October 1, 2002.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property
3. Easements and building line as shown on recorded map.
4. Maintenance Easement as recorded in Instrument #1999-15940.
5. Operation Restriction and Easement Agreement and Declaration recorded in Instrument #1999-39085 and amended by Instrument # 2000-8285.
6. Easement Agreement as recorded in Instrument #2000-8284.
7. Right of Way to Shelby County as recorded in Deed Book 154, Page 384.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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 it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set its signature and seal, this the 26th day of July, 2002.

MOTT OIL, INC.

BY: 

W. STEPHEN MOTT

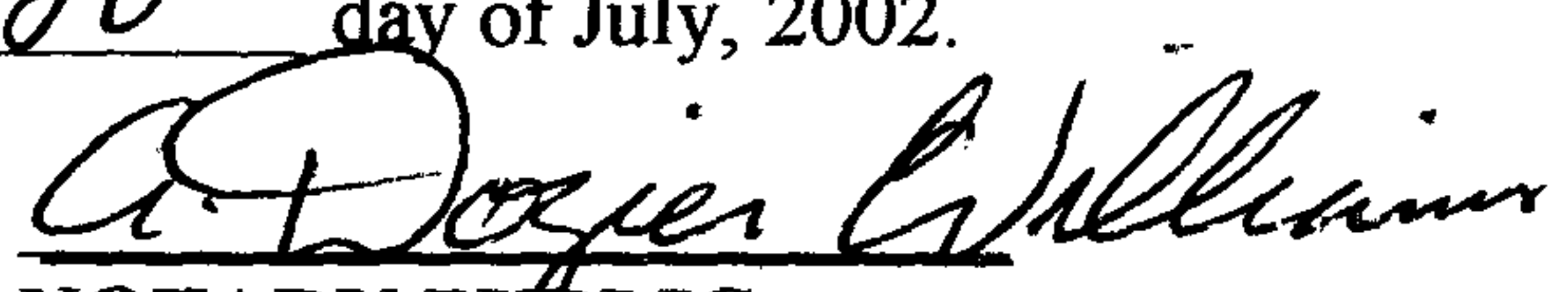
ITS: PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **W. Stephen Mott, as President of Mott Oil, Inc., an Alabama Corporation**, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26th day of July, 2002.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

SEAL

7-29-03