

# STATUTORY WARRANTY DEED

Send tax notice to:

N.N., LLC  
500 Southland Drive, Suite 212  
Birmingham, AL 35226

20020923000458930 Pg 1/2 24.00  
Shelby Cnty Judge of Probate, AL  
09/23/2002 13:52:00 FILED/CERTIFIED

STATE OF ALABAMA ]

:  
SHELBY COUNTY ]

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid to Rudy James, and Charles Poe Realty Co., Inc., (the Grantor) by N.N., LLC (the Grantee), the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the matters hereinafter set forth, the following described real property, situated in Shelby County, Alabama (collectively, the "Real Property"), to-wit:

Parcel 1 Lot 2, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2 Lot 29, according to the Survey of Parkview Townhomes, Plat No. 1, Corrected, as recorded in Map Book 26 page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama..

The Real Property is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto Grantee and to its assigns forever; subject, however, to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, rights-of-way, liens, mineral rights, covenants running with the land, restrictions, reservations and other encumbrances that appear of record in the Office of the Judge of Probate of Shelby County, Alabama and burden the Real Property.

The Grantor does hereby covenant with the Grantee and its respective successors and assigns that the Grantor shall warrant and defend the right and title to the Real Property unto the Grantee and its respective successors and assigns, forever, against the lawful claims of the Grantor and all other persons claiming by, through or under the Grantor in any capacity.

IN WITNESS WHEREOF, the Grantors have executed and delivered this Statutory Warranty Deed under seal on this 28 day of September, 2002.

Karine Raby  
Witness

Rudy James (Seal)  
Rudy James

Charles Poe Realty Co., Inc.

Karine Raby  
Witness

Charles Poe (Seal)  
by: Charles Poe, it's President

This instrument prepared by:  
Jan Parker  
500 Southland Drive, Suite 212  
Birmingham, AL 35226

State of Alabama ]  
Jefferson County ]

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that Rudy Jones, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Statutory Warranty Deed he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 20 day of Sept., 2002.

Kristi A Smith  
Notary Public

[ NOTARIAL SEAL]

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 5, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Alabama ]  
Jefferson County ]

I, the undersigned authority, a Notary Public in and for said County in said State, do hereby certify that Charles Poe, who is President of Charles Poe Realty Co., Inc., and whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Statutory Warranty Deed he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 20 day of Sept., 2002.

Kristi A Smith  
Notary Public

[ NOTARIAL SEAL]

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 5, 2006  
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