

SEND TAX NOTICE TO:

Lewis E. Atchison
651 Ferry Rd.
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:
WALLACE, ELLIS, FOWLER & HEAD
P O BOX 587
COLUMBIANA, AL 35051

WARRENTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Nine Hundred and no/100-----
Dollar (\$22,900.00) and other good and valuable consideration to the undersigned grantor in hand paid by the
GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama
Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **LEWIS E.
ATCHISON, JR. and KARLA D. ATCHISON**, (herein referred to as GRANTEE) the following described
real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Hidden Springs, Sector 1, as recorded in Map Book 27, Page 69
in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants
Recorded in the Probate Office of Shelby County, Alabama, as Instrument
No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of
Hidden Springs, First Addition, recorded in Map Book 27, Page 69,
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by
Any of Grantor's predecessors in title. Grantor conveys to Grantee any
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being
Limited to, right of way granted to South Central Bell by instrument
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby
County, Alabama

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

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all
encumbrances, unless otherwise noted above; 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, its
successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal,
this 25th day of July, 2003.

HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

BY: Frank Corley Ellis, III
Frank Corley Ellis, III - Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited
Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on
this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full
authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such
instrument is executed as required by the Articles of Organization and Operating Agreement and that same have
not been modified or amended.

Given under my hand and official seal, this the 25th day of July, 2003.

Collette F. Fulmer
Notary Public
My Commission Expires: 10-6-04