


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Scott Kuckens
1139 LAKES COLONY LW.
B'ham AL.
35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040105000006510 Pg 1/1 15.00
Shelby Cnty Judge of Probate, AL
01/05/2004 11:18:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven hundred thousand and No/100 Dollars (\$700,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Double Oak Lane Development Co., Inc., herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Scott R. Kuckens, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2, 7, 11, 12, 13, 14, 22, 23, 28 and 29 according to the Survey of Mountain Crest Estates, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Declaration of Restrictive Covenants for Mountain Crest Estates as recorded in Instrument Number 20040105000006420, Probate Office of Shelby County, Alabama; (4) Mineral and mining rights not owned by the Grantors; (5) North Shelby County Fire District service charges accruing after the date of the delivery of this deed; (6) North Shelby County Library District dues accruing after the date; (7) All matters shown on the recorded map.

The entire consideration recited herein was derived from mortgage loan(s) closed simultaneously with the delivery of this Deed.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Double Oak Lane Development Co., Inc., has hereunto set his hand and seal, this the 2nd day of January, 2004.

Double Oak Lane Development Co., Inc.

By: Randall H. Goggans

Its: President

STATE OF ALABAMA)
COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of Double Oak Lane Development Co., Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 2 day of January, 200 4.

Randall H. Goggans
Notary Public
My Commission Exp. 3.1.01