

10225

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

C&L BUILDERS GROUP, LLC
125 TWIN OAKS CIRCLE
CHELSEA, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$33,900.00) to the undersigned grantor, SECOND UNION INVESTORS, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto C&L BUILDERS GROUP, LLC (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 132, ACCORDING TO THE FINAL PLAT, OAKLYN HILLS, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP(S).
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 165, PAGE 105.
5. RIGHT(S) OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469.
6. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1998-27389 AND AMENDED IN INSTRUMENT #2002-34405 AND INSTRUMENT #2002-34406.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN INSTRUMENT #1994-29305.
8. RAILROAD RIGHT OF WAY RESERVED BY SOUTH AND NORTH RAILROAD IN DEED BOOK "T" PAGE 655.
9. NOTES AS SHOWN ON RECORDED PLAT.

10. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY IN INSTRUMENT #2002-46361.

\$195,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, SECOND UNION INVESTORS, LLC, by its MEMBER, ALBERT L. WEBER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 9th day of December, 2003.

SECOND UNION INVESTORS, LLC

By 
ALBERT L. WEBER, MEMBER

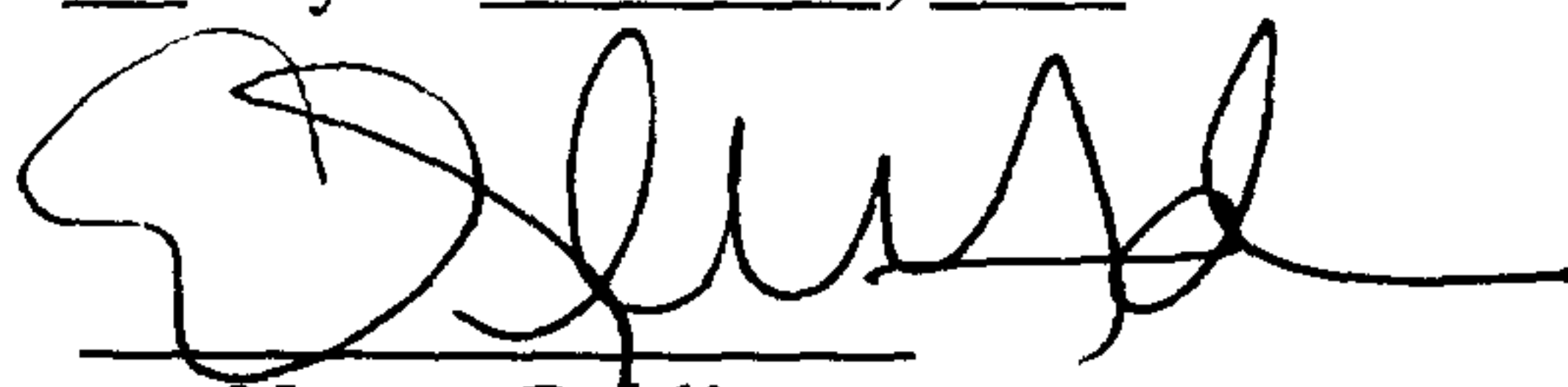
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALBERT L. WEBER, whose name as MEMBER of SECOND UNION INVESTORS, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 9th day of December, 2003.


Notary Public

My commission expires: 10-2-05