

10440  
C.D.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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

SEND TAX NOTICE TO:

J & I ENTERPRISES  
P.O. BOX 292  
TALLADEGA, AL 35161

STATE OF ALABAMA)

COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$32,500.00) DOLLARS to the undersigned grantor, SECOND UNION INVESTORS, LLC, 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 J & I ENTERPRISES, AN ALABAMA PARTNERSHIP, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF OAKLYN HILLS PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 50 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

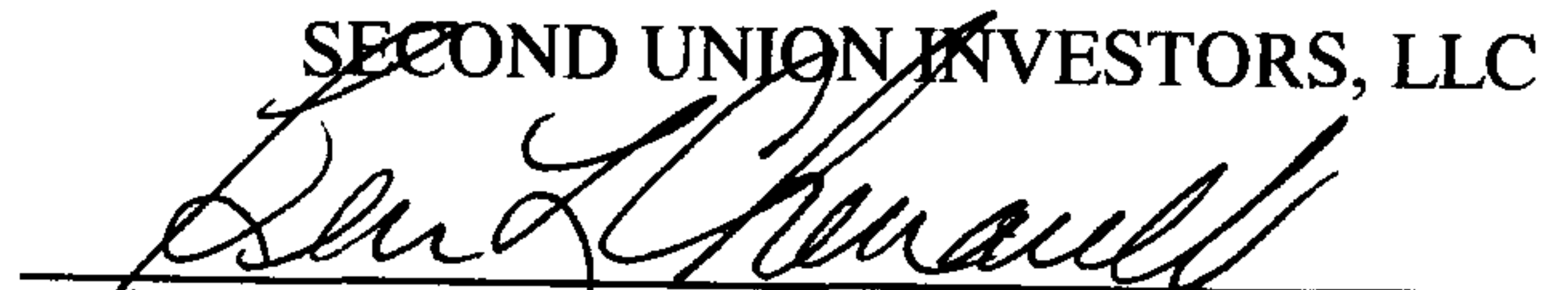
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 35 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 5 FOOT UTILITY EASEMENT ON SOUTHEAST AND SOUTHWEST AND 15 FOOT EASEMENT CROSSING LOT, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1998-27399, INSTRUMENT #2000-14518 AND INSTRUMENT #2001-54596, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INSTRUMENT #1997-31999 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 165, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. RAILROAD RIGHT OF WAY RESERVED BY SOUTH AND NORTH ALABAMA RAILROAD BY DEED BOOK "T" PAGE 655, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. TIMBER SALE AGREEMENT BY AND BETWEEN DOUBLE MOUNTAIN, LLC AND INTERNATIONAL PAPER COMPANY, AS SET OUT IN INSTRUMENT #1995-2626, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$183,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said BEN L. CHENAULT AS MANAGER OF SECOND UNION INVESTORS, LLC, has hereunto subscribed her name on this the 17th day of February, 2004.


SECOND UNION INVESTORS, LLC  
  
BEN L. CHENAULT, MANAGER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN L. CHENAULT, whose name as MANAGER 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 17th day of February, 2004.

  
Notary Public

My commission expires: 9.29.06