


THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
AIG Baker Pelham, LLC  
1701 Lee Branch Lane  
Birmingham, Alabama 35124

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

  
20040419000201490 Pg 1/1 171.00  
Shelby Cnty Judge of Probate, AL  
04/19/2004 11:58:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Freda B. Cannon, a single woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **AIG Baker Pelham, LLC, a limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 4, in Block 6 Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5, on Page 83, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

*JBC* Freda B. Cannon "is the surviving grantee of deed recorded in Book 319, page 889, in the Probate Office of Shelby County, Alabama; the other grantee, Lacy C. Cannon, having died on or about the 9<sup>th</sup> day of Jan., 2003.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of April, 2004.

  
Freda B. Cannon

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Freda B. Cannon, a single woman whose name 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2007