

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

ROBERT C. HILL
3520 CLIFF ROAD
BIRMINGHAM, AL 35205

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY NINE THOUSAND FIVE HUNDRED and 00/100 (\$39,500.00) 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 ROBERT C. HILL, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 83, ACCORDING TO THE FINAL PLAT OF OAKLYN HILLS PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

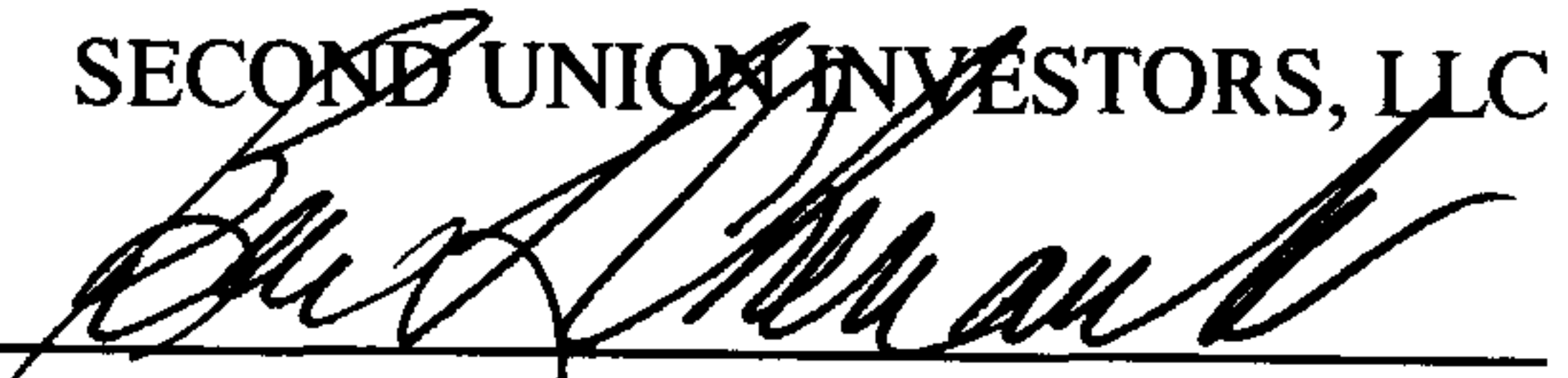
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT #1998-27399, INSTRUMENT #1999-7744, INSTRUMENT #1994-29305, INSTRUMENT #2002-34405 AND INSTRUMENT #2002-34406.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INSTRUMENT #1994-29305.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA RECORDED IN VOLUME 229, PAGE 492 AND VOLUME 39, PAGE 469.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 165, PAGE 105.

\$187,000.00 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 14TH day of April, 2004.

SECOND UNION INVESTORS, LLC


BEN L. CHENAULT, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

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 14th day of April, 2004.


Notary Public

My commission expires: 9.29.06