



20040518000262470 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
05/18/2004 12:27:00 FILED/CERTIFIED

**SEND TAX NOTICE TO:****D & L Homes, Inc.****P O Box 1327****Pelham, AL 35124**

**THIS INSTRUMENT WAS PREPARED BY:**  
**WALLACE, ELLIS, FOWLER & HEAD**  
**P O BOX 587**  
**COLUMBIANA, AL 35051**

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC**, an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **D & L HOMES, INC.** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Hidden Springs, Sector 1, as recorded in Map Book 27, Page 69 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants  
Recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, First Addition, recorded in Map Book 27, Page 69, Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by Any of Grantor's predecessors in title. Grantor conveys to Grantee any Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being Limited to, right of way granted to South Central Bell by instrument Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby County, Alabama

**TO HAVE AND TO HOLD** unto the said GRANTEE, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

The consideration for this deed was furnished to grantee through a loan secured by mortgage executed simultaneously with the deliver of the deed.

(page one of two)

STONE, PATTON, KIERCE & FREEMAN  
P.O. Box 237  
BESSEMER, ALABAMA 35021

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 21 day of JANUARY, 2004.

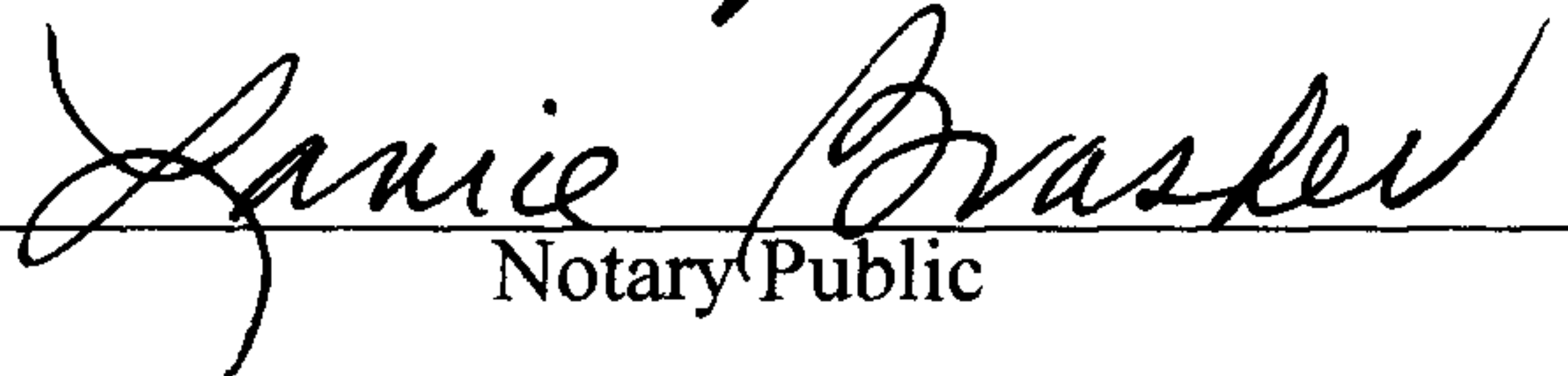
**Hidden Springs, LLC,**  
an Alabama Limited Liability Company

By:  (SEAL)  
**Frank Corley Ellis, III - Managing Member**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended..

Given under my hand and official seal, this the 21<sup>st</sup> day of January, 2004.

  
Notary Public

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