20040601000291500 Pg 1/1 12.00 Shelby Cnty Judge of Probate, AL

06/01/2004 14:37:00 FILED/CERTIFIED GRANTEE'S ADDREJUL Hardage/Criss Construction Company., Inc.

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

A LIMITED LIABILITY COMPANY STATE OF ALABAMA GENERAL WARRANTY DEED COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty Six Thousand and no/100ths (\$126,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Swift Creek Development, LLC, a limited liability company (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Hardage/Criss Construction Company., Inc., (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lots 3, 10, and 11 according to the Survey of Lake Ridge, as recorded in Map Book 33, page 43, in the Probate Office of Shelby County, Alabama.

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

THE ABOVE RECITED CONSIDERATIN WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

> THE PREPARER OF THIS DOCUMENT HAS MOT EXAMINED TITLE TO THE PROPERTY DESC. HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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, the said GRANTOR by its Member, Kerry Carter, who is authorized to execute this conveyance, hereto set their signature and seal this the 14 th day of May, 2004.

Swift Creek Development, LLC

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kerry Carter, whose name as member of Swift Creek Development, LLC, a 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 th day of May, 2004

NOTARY PUBLIC
My Commission Expires: 2/25/2005