

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Spratlin Construction Co., Inc.

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

TO CLEAR TITLE

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **HIDDEN RIDGE ESTATES, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **SPRATLIN CONSTRUCTION CO., INC.**, (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject To:


Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

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, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **27th** day of **May**, 2004.


William F. Spratlin, Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as Managing Member of HIDDEN RIDGE ESTATES, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation..

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2004.


NOTARY PUBLIC

My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW

A Parcel of Land situated in the East ½ of the East ½ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a railroad rail found, locally accepted to be the Northeast corner of said Section 25; thence run South along the East line of said Section 25 for a distance of 4,028.58 feet to an iron pin found at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 25; thence turn an angle to the right of 92 degrees, 30 minutes, 05 seconds and run in a Westerly direction along the South line of said quarter-quarter Section for a distance of 1,333.24 feet to an iron pin found at the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 25; thence turn an angle to the right of 87 degrees, 39 minutes, 10 seconds and run in a Northerly direction along the West line of said quarter-quarter Section for a distance of 838.16 feet to the Southwest corner of Lot 15, Hidden Ridge Estates 1st Sector, as recorded in Map Book 33, on Page 65, in the Office of Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 89 degrees, 24 minutes, 47 seconds and run in an Easterly direction along the South line of said Lot 15 for a distance of 206.77 feet to the Southeast corner of said Lot 15; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction along the East line of said Lot 15 for a distance of 844.46 feet to the point of beginning; thence continue along last stated course in a Northerly direction for a distance of 60.17 feet to a point; thence turn an angle to the right of 137 degrees, 12 minutes, 56 seconds and run in a Southeasterly direction for a distance of 53.78 feet to a point; thence turn an angle to the right of 103 degrees, 14 minutes, 46 seconds and run in a Southwesterly direction for a distance of 41.99 feet to the point of beginning; said parcel of land containing 1,099.0 square feet, more or less.