

This instrument was prepared by
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205/665-5102

205/665-5076

20040630000358480 Pg 1/2 51.00
Shelby Cnty Judge of Probate, AL
06/30/2004 09:02:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Wolf, Inc.

(Address) 915 Main Street

Montevallo, AL 35115

Partnership Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$185,000.00)** to the undersigned grantor, **M & M PROPERTIES, a Alabama General Partnership** (herein referred to as GRANTOR), 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 **WOLF, INC., an Alabama Corporation** (herein referred to as GRANTEE whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot Q, Vest Block, in the Town of Montevallo, Alabama, described as follows:

Commence at the Northernmost intersection of North Boundary Street and Main Street in Town of Montevallo and run in a Northeasterly direction along the Northwest side of Main Street a distance of 75 feet to point of beginning; thence continue Northeasterly along the Northwest side of Main Street a distance of 75 feet; thence Northwesterly and perpendicular to Main Street a distance of 153 feet; thence in a Southwesterly direction and parallel to Main Street a distance of 75 feet; thence in a Southeasterly direction and perpendicular to Main Street a distance of 153 feet to the point of beginning.

Situated in Shelby County, Alabama.

SUBJECT TO:

- **Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.**

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$148,000.00.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal this 28th day of **June, 2004**.

M & M Properties, an Alabama General
Partnership

By: Micheal S. Allen

Its: General Partner

By: Michael A. Eubanks

Its: General Partner

STATE OF ALABAMA
SHELBY COUNTY

Acknowledgment for Partnership

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Micheal S. Allen and Michael A. Eubanks**, whose names as General Partners of **M & M Properties, an Alabama General Partnership**, and whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such partners, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 28th day of **June, 2004**.

8/13/05
My Commission Expires

[Signature]
Notary Public