

ALL OF THE DEED CONSIDERATION IS BEING PAID BY THE MORTGAGE BEING FILED SIMULTANEOUSLY.


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

Send Tax Notice To:
Spratlin Construction Company, Inc.
P O Box 354
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20040722000408450 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/22/2004 13:06:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixty-Four Thousand Five Hundred and 00/100 (\$64,500.00)**, 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 GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Spratlin Construction Company, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 13, according to the Survey of Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33 Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

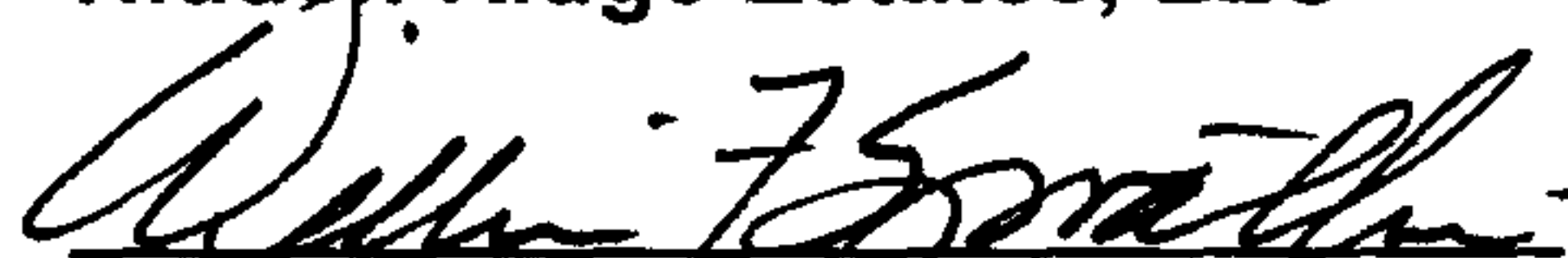
This Instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

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, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **18th** day of **June, 2004**.

Hidden Ridge Estates, LLC


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, 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 the Instrument, he, as such Managing Member and with full authority, signed 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 18th day of June, 2004.


NOTARY PUBLIC

My Commission Expires: **6-5-2007**