



20040729000422040 Pg 1/4 30.00
Shelby Cnty Judge of Probate, AL
07/29/2004 13:56:00 FILED/CERTIFIED

Send tax notice to:

This instrument prepared by:
Robert C. Walthall
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)
:)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Spd
\$10,000.00

That in consideration of One Hundred and 00/100 Dollars (\$100.00) in hand paid to Linn W. Litkenhous and wife, Sandra W. Litkenhous, ("Grantors") by Litkenhous Properties Group, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

Legal Description attached hereto as Exhibit A.

TO HAVE AND TO HOLD to Grantee its heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2004 tax year and thereafter.
2. Matters of record in the Office of the Judge of Probate of Shelby County, Alabama which affect the Property.
3. Easement, restrictions and other matters of record set forth on Exhibit hereto.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Property; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

27th day of July, 2004. IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal on the



Linn W. Litkenhous



Sandra W. Litkenhous

STATE OF ALABAMA)
:)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Linn W. Litkenhous, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 27th day of July, 2004.



Carol C. Sheet
Notary Public

[NOTARIAL SEAL]

My commission expires 03/01/08

STATE OF ALABAMA

)

JEFFERSON COUNTY

:

)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sandra W. Litkenhous, a married man, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 27th day of July, 2004.

Carey C. Sheet

Notary Public

[NOTARIAL SEAL]

My commission expires 03/01/08

EXHIBIT A

Lots 137 and 137-A, according to the survey of Builders Group Addition to the Glen at Stonehaven, Phase II, as recorded in Map Book 27, Page 146 in the Probate Office of Shelby County, Alabama.