

10992

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

SECOND UNION INVESTORS, LLC
168 CHESTNUT LANE
HELENA, ALABAMA 35080

PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$32,500.00) to the undersigned grantor, J&I ENTERPRISES an Alabama general partnership, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SECOND UNION INVESTORS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF OAKLYN HILLS, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 50 A&B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE.
2. BUILDING LINES AND EASEMENTS AS SHOWN BY RECORDED MAP.
3. 35 FOOT BUILDING LINE AS SHOWN BY RECORD PLAT.
4. A 5 FOOT UTILITY EASEMENT ON SOUTHEAST AND SOUTHWEST AND 15 FOOT EASEMENT CROSSING LOT AS SHOWN BY RECORD PLAT.
5. RESTRICTIONS AS SHOWN BY RECORD PLAT.
6. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 1998-27399, INSTRUMENT NO. 2000-14518 AND INSTRUMENT NO. 2001-54596.
7. MINERAL AND MINING RIGHTS AND ALL RIGHTS INCIDENT THERETO INCLUDING RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1997-31999.
8. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 165, PAGE 105.
9. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 165, PAGE 105.

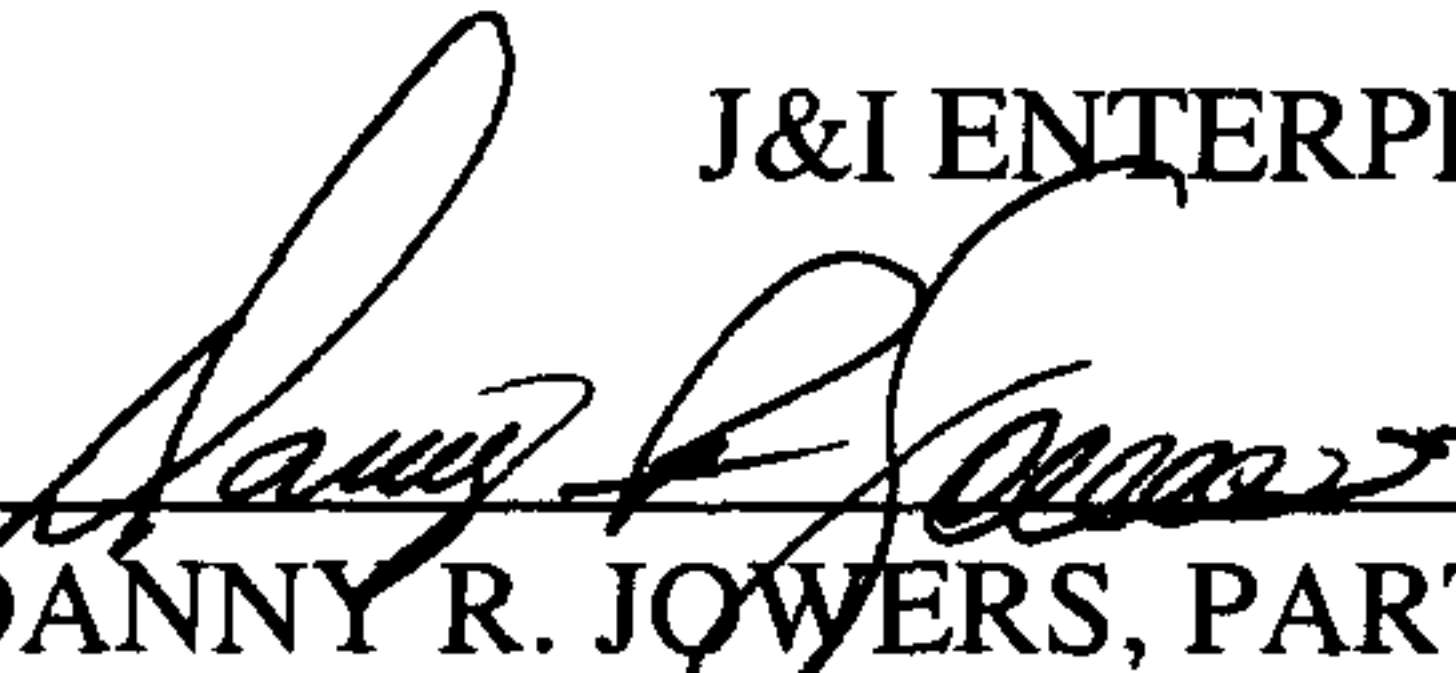
10. RAILROAD RIGHT OF WAY RESERVED BY SOUTH AND NORTH ALABAMA RAILROAD BY DEED BOOK "T" PAGE 655.
11. TIMBER SALE AGREEMENT BY AND BETWEEN DOUBLE MOUNTAIN LLC AND INTERNATIONAL PAPER COMPANY AS SET OUT IN INSTRUMENT NO. 1995-2626.

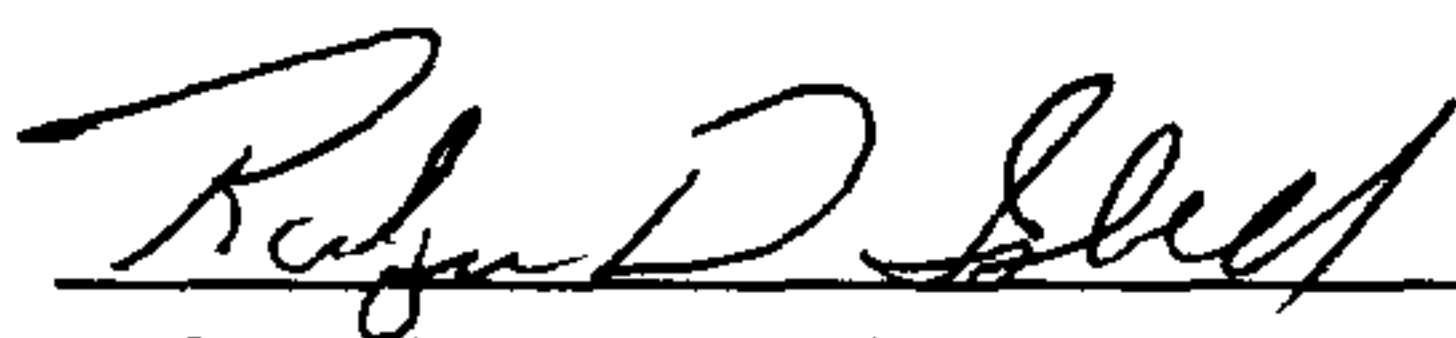
\$0 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, J&I ENTERPRISES, A GENERAL PARTNERSHIP, by its PARTNERS, DANNY R. JOWERS AND RODGER D. ISBELL who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 16th day of June, 2004.

J&I ENTERPRISES
By: 
DANNY R. JOWERS, PARTNER


RODGER D. ISBELL, PARTNER

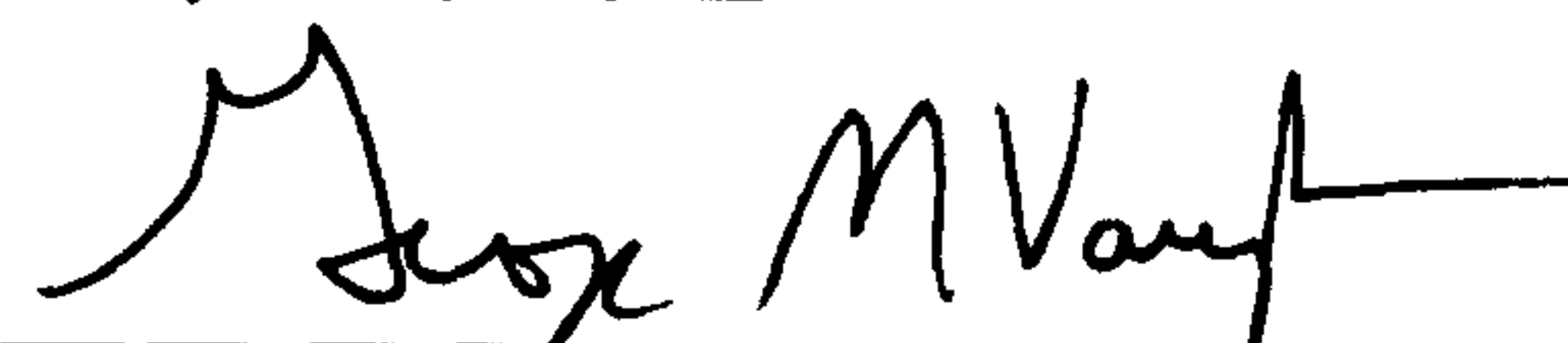
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANNY R. JOWERS AND RODGER D. ISBELL, whose name as PARTNERS of J&I ENTERPRISES, an Alabama general partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand this the 16th day of June, 2004.


Notary Public

My commission expires: 9.29.06

