


Send Tax Notice to:

✓ Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

6280 Hwy 13
HELLEN AL 35080

\$32,000.00


20040825000477840 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/25/2004 15:54:00 FILED/CERTIFIED

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Thirty Two Thousand and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, First Union Investors, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Crescent City Homes, Inc., (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 23 according to the Survey of Chestnut Forest as recorded in Map Book 22, Page 98, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$196,800.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.


Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, his 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 they are entitled to the immediate possession

thereof; that it has a good right to sell and convey the same as
aforesaid; that it will and its successors and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its
signature by Ben Chenault its Member on this the 18 day of
August, 2004.

First Union Investors, LLC


Ben Chenault, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Ben Chenault as Member of
First Union Investors, LLC 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 duly
authorized officer executed the same voluntarily for and as the
act of said corporation.

Given under my hand and official seal this the 18 day of
August, 2004.


Notary Public

My Commission Expires:

08.29.06