



20041110000620560 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
11/10/2004 15:28:00 FILED/CERTIFIED

Send tax notice to:
Curran Homes, Inc.
P.O. Box 437
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BHM0415 682

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Thousand and 00/100 Dollars (\$5000.00) in hand paid to the undersigned, Chancellor's Crossing, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor") by Curran Homes, Inc. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of said Lot 46, said point being on the North right of way of a public road (R.O.W. 50 foot); thence run Northeasterly along the Easternmost line of said Lot 46 for 236.14 feet to the limits of a Wildlife Sanctuary; thence run Northwesterly along the meanderings of said Wildlife Sanctuary, forming an interior angle of 47° 30', for a chord distance of 100.00 feet; thence run Southwesterly, forming an interior angle of 108° 55', for 184.24 feet to the point of beginning, forming an interior closure angle of 23° 55'.

Said parcel being subject to any easements or rights of way of record over or across said parcel.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Chancellor's Crossing, LLC, an Alabama Limited Liability Company by Gary L. Thompson its MEMBER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of October, 2004.

CHANCELLOR'S CROSSING,
LLC

By: 
GARY L. THOMPSON
ITS MEMBER

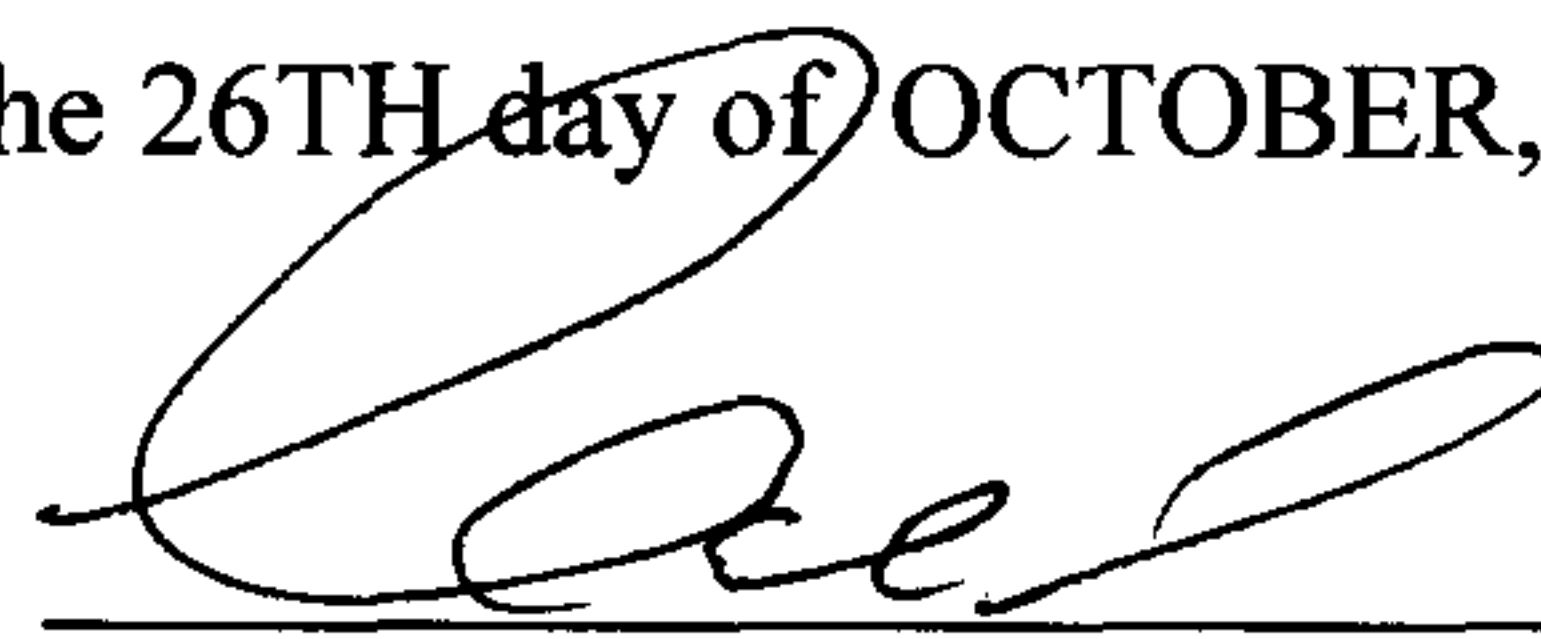
STATE OF ALABAMA
COUNTY OF JEFFERSON

20041110000620560 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
11/10/2004 15:28:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY L. THOMPSON, whose name as its MEMBER of CHANCELLOR'S CROSSING, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26TH day of OCTOBER, 2004.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08