

Send Tax Notice To:

20041209000675170 Pg 1/1 127.50
Shelby Cnty Judge of Probate, AL
12/09/2004 15:01:00 FILED/CERTIFIED

Thomas R Edwards / Rodger Hutto

This instrument was prepared by:
Mike T. Atchison
P O Box 822
✓ Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of One Hundred Sixteen Thousand Five Hundred and NO/00 (\$ 116,500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

26/31, LLC

grant, bargain, sell and convey unto,

THOMAS R EDWARDS AND RODGER HUTTO

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 2 AND 5, ACCORDING TO THE FINAL PLAT OF SAGINAW COMMERICAL PARK, PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1ST day of December, 2004

26/31, LLC

Randall H. Goggans
RANDALL H. GOGGANS, AS ITS
MEMBER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
RANDALL H. GOGGANS AS A MEMBER OF 26/31, LLC

whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of December, 2004.

Mike T. Atchison
Notary Public

My Commission Expires: ~~10-16-08~~

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