
20050311000111340 1/4 \$114.50
Shelby Cnty Judge of Probate, AL
03/11/2005 11:14:08AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
JAY F. PUMROY, ESQUIRE
WILSON, DILLON, PUMROY & JAMES, L.L.C.
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202

Shelby County, AL 03/11/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$94.50

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

This is a Statutory Warranty Deed executed and delivered this 10TH day of March, 2005, by **JEH, III, L.L.C., an Alabama limited liability company** (hereinafter referred to as "Grantor") to **The SFC Group, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the payment of Six Hundred Thirty Thousand and No/100 (\$630,000.00) Dollars cash by Grantee to Grantor, the receipt and sufficiency of which consideration is hereby acknowledged by Grantor, Five Hundred Thirty Five Thousand Five Hundred and No/100 (\$535,500.00) Dollars of such cash having been procured by a loan made to Grantee by Colonial Bank, N.A., closing simultaneously herewith, Grantor does by these presents, grant, bargain, sell and convey unto Grantee certain real estate (the "real estate") situated in Shelby County, Alabama, as described on the attached Exhibit "A".

The conveyance of this real estate is made subject to those matters or exceptions shown on Exhibit "B" attached hereto.

To Have and To Hold to the said Grantee, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above-described real estate

against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

In Witness Whereof, Grantor, by its duly authorized Manager, has caused this Statutory Warranty Deed to be executed the date first above written.

JEH, III, L.L.C., an Alabama limited liability company

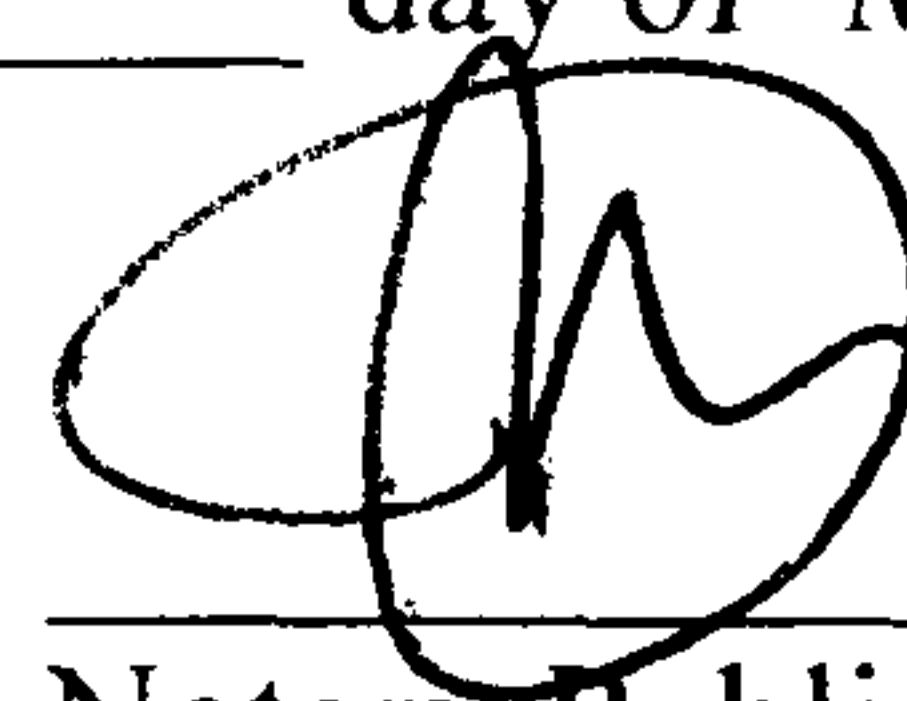
BY: 

John Eric Hamilton , III, Manager

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Eric Hamilton, III**, whose name as **Manager of JEH, III, L.L.C., an Alabama limited liability company**, 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, in his capacity as Manager and with full authority, did execute this instrument on behalf of JEH, III, L.L.C., on the day the same bears date.

Given under my hand and official seal, this 10th day of March, 2005.



Notary Public

My Commission Expires: _____

Send Tax Notice To:

105 Trade Center Drive
Birmingham, Alabama 35244

JAY F. PUMROY
Notary Public
ALABAMA STATE AT LARGE
Commission Expires: April 24, 2007



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EXHIBIT "A"

Lot 16, according to the survey or plat of Riverchase Trade Center recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

EXHIBIT "B"

1. Ad valorem taxes for 2005 and all years subsequent thereto.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property.
3. Easements of record, easements as located, restrictions of record, if any, and rights of tenant in possession of all or any portion of the land described on Exhibit "A".
4. Mineral and mining rights as recorded in Deed Book 6, Page 80; Deed Book 24, Page 35 and Deed Book 127, Page 140.
5. Right of way granted to Alabama Power Company by instruments recorded in, respectively, Deed Book 101, Page 500; Deed Book 101, Page 569; Deed Book 111, Page 153; Deed Book 129, Page 38; Deed Book 164, Page 177; Deed Book 167, Page 117; Deed Book 194, Page 58; Deed Book 228, Page 197; Deed Book 240, Page 429; Deed Book 251, Page 514; Real Record 028, Page 758; and Real Volume 273, Page 223.
6. Easement to Alabama Gas Corporation recorded in Deed Book 215, Page 47.
7. Right of way to Shelby County recorded in Deed Book 102, Page 441 and Condemnation Proceedings recorded in Probate Minutes Book 7, Pages 38 and 46.
8. Minimum building setback lines, utility and sewer easements and restrictions as shown on map recorded in Map Book 12, Page 24.
9. Restrictions recorded in Real Record 192, Page 886.

The recording references above refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.