12032
SC

20050314000112720 1/2 $57.00
Shelby Cnty Judge of Probate, AL
03/14/2005 08:31:44AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Paden & Paden
Attorneys at Law
#5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GLEN ALAN JOINER
2866 JOINERTOWN ROAD
COLUMBIANA, AL 35051-4000

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 ($42,900.00) to the undersigned grantor,SECOND UNION INVESTORS, LLC an Alabama Limited Liability company, 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 GLEN ALAN JOINER, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 52, according to the Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 165, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KID AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER THE SUBJECT PROPERTY.

5. BUILDING SETBACK LINE OF 5-FEET RESERVED FROM OAKLYN HILLS DRIVE AS SHOWN BY PLAT.

6. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 5 FEET WITHIN BUILDING SETBACK LINE SIDE OF THE LAND.

7. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-27399 AND AMENDMENT RECORDED IN INST. #20020724000344050 AND AMENDED TO BE RECORDED IN PROBATE OFFICE.

8. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. #20040629000355420 IN THE PROBATE OFFICE.

9. ARTICLES OF INCORPORATION OF OAKLYN HILLS HOMEOWNERS ASSOCIATION, INC. RECORDED IN INST. #20020724000344070, ALONG WITH THE BYLAWS THERETO RECORDED AS INST. #20020724000344080 IN THE PROBATE OFFICE.

$.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

Shelby County, AL 03/14/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$43.00

20050314000112720 2/2 $57.00
Shelby Cnty Judge of Probate,AL
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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, SECOND UNION INVESTORS, LLC, by its MANAGER, BEN L. CHENAULT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of February, 2005.

SECOND UNION INVESTORS, LLC

By: _____
BEN L. CHENAULT, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN L. CHENAULT, whose name as MANAGER of SECOND UNION INVESTORS, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 23rd day of February, 2005.

_____
Notary Public

My commission expires: 10.2.05