


Send Tax Notice To:  
MGB BUSINESS VENTURES, LLC

  
20050317000120250 1/2 \$75.00  
Shelby Cnty Judge of Probate, AL  
03/17/2005 11:56:54AM FILED/CERT

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

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**WARRANTY DEED**

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STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **SIXTY ONE THOUSAND and NO/00 (\$61,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**JOHN C HEARN, A married MAN**

grant, bargain, sell and convey unto,

**MGB BUSINESS VENTURES, LLC**

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

LOT 10, according to the Final Plat of Saginaw Commercial 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 first 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 10<sup>th</sup> day of March, 2005

  
\_\_\_\_\_  
JOHN C HEARN

STATE OF ALABAMA

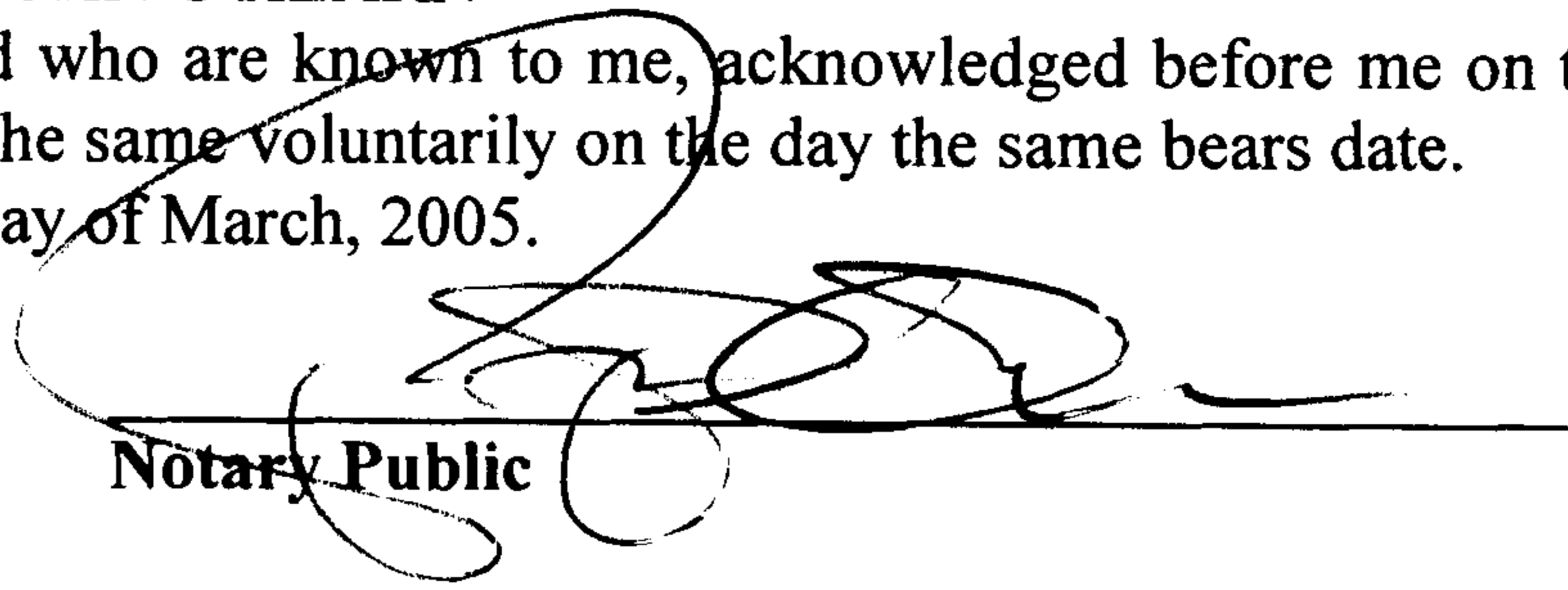
**SHELBY COUNTY**

I, the undersigned authority, Phillip Olson, a Notary Public in and for said County, in said State, hereby certify that

JOHN C HEARN


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 7<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 08/29/08

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Shelby County, AL 03/17/2005  
State of Alabama  
Deed Tax: \$61.00