20050318000124970 1/2 $57.00
Shelby Cnty Judge of Probate,AL
03/18/2005 03:42:06PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HARDAGE-CRISS CONSTRUCTION COMPANY
149 CHESHIRE LANE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY TWO THOUSAND NINE HUNDRED DOLLARS and 00/100 ($42,900.00) DOLLARS to the undersigned grantor, SECOND UNION INVESTORS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto HARDAGE-CRISS CONSTRUCTION COMPANY, INC. (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 59, 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.

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. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INST. 2002/463610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. BUILDING LINE(S), AS SHOWN BY RECORDED MAP.

6. EASEMENT(S) AS SHOWN BY RECORDED MAP.

7. RESTRICTIONS AS SHOWN BY RECORDED MAP.

8. COAL, OIL, GAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

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

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TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said BEN L. CHENAULT AS MANAGER OF SECOND UNION INVESTORS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, has hereunto subscribed her name on this the 1st day of February, 2005.

SECOND UNION INVESTORS, LLC

BEN L. CHENAULT, MANAGER

Shelby County, AL 03/18/2005
State of Alabama

Deed Tax:$43.00

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 1st day of February, 2005.

Notary Public

My commission expires: 10.2.05