20050323000129710 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/23/2005 09:19:52AM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
4290 Hwy 52, Suite G
Helena, Alabama 35080

Send tax notice to:
P.O. Box 36455
Birmingham, AL 35236

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **RM, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BIRDWELL BUILDING CO., INC.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 15, 19, 20, 21, and 25, according to the Survey of Final Plat Twelve Oaks of Bridlewood, as recorded in Map Book 34, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to:

1) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2) Rights or claims of parties in possession not shown by the public records.
3) Easements, or claims of easements, not shown by the public records.
4) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
7) Taxes for the year 2005 and subsequent years.
8) Easements and building line as shown on recorded maps.
9) Restrictions and covenants appearing of record in Real 393, Page 136 (lots 1 and 2 only) and Real 258, Page 547 (all lots except 1 and 2).
10) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
11) Right-of-way granted to Shelby County recorded in Volume 271, Page 722.
12) Right-of-way for easement as recorded in Real 115, Page 258, Page 544 and Inst. No. 1995-31873

$250,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of RM, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of March, 2005.

RM, LLC

By: Ronnie Morton (SEAL)
Ronnie Morton
Its: Member

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronnie Morton, whose name as Member of RM, LLC., 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2005.

Notary Public
My Commission Expires: 3/1/08