20050415000179080 1/3 $18.00
Shelby Cnty Judge of Probate,AL
04/15/2005 02:28:40PM FILED/CERT

Send Tax Notice To:
Jimmie Parker Custom Homes, Inc.
207 Birch Creek Drive
Birmingham, AL 35242
PID#

GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Thirty-Two Thousand Five Hundred and 00/100 ($32,500.00) Dollars

in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged

Deer Ridge Development, LLC

an Alabama Limited Liability Company , (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Jimmie Parker Custom Homes, Inc.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in Map Book 33, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2005 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The terms and conditions of that certain real estate contract dated _____ between Jimmie Parker Custom Homes, Inc., as purchaser, and Deer Ridge Development, LLC, as Seller, shall survive the delivery of this deed, including and not limited to any uncollected payments of silt fencing deposits.

The above recited considereation was paid by Mortgage loan closed simultaneously herewith.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantor by and through James Alan Burns, Member, who is authorized to execute this conveyance as required by the Articles of Organization and Operating Agreement, and further certifies that the same have not been modified or amended, hereto set its signature and seal this 8th day of April, 2005.

Deer Ridge Development, LLC

By: _____
James Alan Burns, Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Alan Burns whose name as a Member of Deer Ridge Development, LLC, a 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/she as a member of said Limited Liability Company and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this 8th day of April, 2005.

_____
Notary Public
My commission expires: 09/21/06

DEED

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
Beals & Associates, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242

20050415000179080 3/3 $18.00
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STATE OF ALABAMA
COUNTY OF Shelby

AFFIDAVIT

Before me, the undersigned authority, a Notary Public in and for said County in said State, personally appeared James Alan Burns, Member of Deer Ridge Development, LLC who, after being duly sworn by me, deposes and says:

The Warranty Deed executed by Affiant for and on behalf of Deer Ridge Development, LLC to Jimmie Parker Custom Homes, Inc. dated April 8th, 2005 has been executed in strict accordance with the requirements of the Articles of Organization and the Operating Agreement of Deer Ridge Development, LLC, and that neither said Articles nor said Agreement have been modified or amended.

James Alan Burns, Member

Sworn to and subscribed before me on this the 8th day of April, 2005

Notary Public
My Commission Expires: 09/21/06