20050510000223200 1/2 $15.00
Shelby Cnty Judge of Probate, AL
05/10/2005 10:44:53AM FILED/CERT

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

Send tax notice to:
1305 10th Ave
Suite F
Calera AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SIXTY EIGHT THOUSAND AND NO/100 DOLLARS ($68,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **LONG BRANCH, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **REI PROPERTIES OF ALABAMA, LLC** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 132 and 133, according to the Survey of Final Plat Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to:
1)Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2)Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Option to purchase and Restrictions or Covenants recorded in Instrument 20041222000697420, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (b) Restrictions of Covenants recorded in instrument number 20040011000450550, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (c) Right of first offer, ingrees, egress, memorandum of supply agreement and Mineral and mining rights and rights incident thereto recorded in Instrument 2000/4450, in the Probate Office of Shelby County, Alabama. (d) Mineral and mining rights and rights incident thereto recorded in Instrument 1997/9552, in the Probate Office of Shelby County, Alabama. (e) Restrictions of Covenants recorded in instrument number 20050019000026960, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

$377,600.00 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 Long Branch, 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 4th day of May, 2005.

Long Branch, LLC

By: _____(SEAL)
Scott Johnson
Its: Managing 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 **SCOTT JOHNSON**, whose name as **MANAGING MEMBER** of **LONG BRANCH, 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 4th day of May, 2005.

Notary Public
My Commission Expires: 3/1/08

(SEAL)