20050603000270290 1/1 \$73.00 Shelby Cnty Judge of Probate, AL 06/03/2005 01:39:06PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
Kevin Michael Weber
100 Cheshire Lane
Pelham, AL 35124

LIMITED LIABILITY COMPANY FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 06/03/2005 State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Deed Tax: \$62.00

That in consideration of Sixty-Two Thousand and no/100 DOLLARS (\$62,000.00), to the undersigned grantor, EagleChase Properties, LLC, an Alabama limited liability company, a corporation, in hand paid by KEVIN MICHAEL WEBER, the receipt of which is hereby acknowledged, the said EagleChase Properties, LLC, does by these presents, grant, bargain, sell and convey unto the said KEVIN MICHAEL WEBER, the following described real estate, situated in Shelby County, Alabama, to-wit:

One lot or parcel of land commencing at the Southwest corner of R.C. Scoggins lot that he now occupies on East side of Montgomery Avenue and running South parallel with Montgomery Avenue Seventy-Five (75) feet; thence East to the right of way of the South and North Alabama Railroad Two Hundred Sixty (260) feet, more or less; thence North parallel with said South and North Alabama Railroad right of way Seventy-Five (75) feet; thence West to R.C. Scoggins Southwest corner to place of starting; it being part of the Estate of Sarah Ann Teague, deceased. This being part of Lot 1 according to a map of Calera drawn by the South and North Alabama Railroad Company showing the subdivision of the land between the South and North Alabama Railroad Company and Jessie A. Kelley and others and being in the Town of Calera, Alabama, and being the same property conveyed to Barney Cook and Mary Cook, on November 27, 1914, as shown by deed recorded in Deed Book 50, at Page 173, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said KEVIN MICHAEL WEBER, his heirs and assigns forever.

And said EagleChase Properties, LLC, does for itself, its successors and assigns, covenant with said KEVIN MICHAEL WEBER, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 KEVIN MICHAEL WEBER, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EagleChase Properties, LLC, by its Managing Member, Scott Vaughn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3<sup>RD</sup> day of June, 2005.

EagleChase Properties, LLC

by: Scott Vaughn, its Managing Member

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Scott Vaughn, whose name as Managing Member of EagleChase Properties, 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, 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 and official seal, this the 3-day of June, 2005.

My commission expires: 2-20-07