

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO: Robert E. Owens, Jr. 3492 Bearden Lane Helena, AL 35080

STATE OF ALABAMA )
COUNTY OF SHELBY )

Shelby County, AL 06/17/2005 State of Alabama Deed Tax:\$160.00

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00) Dollars to the undersigned grantor, 3-M Developers, L.L.C., an Alabama limited liability company, in hand paid by Robert E. Owens, Jr., the receipt whereof is hereby acknowledged, the said 3-M Developers, L.L.C., an Alabama limited liability company (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Robert E. Owens, Jr. (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14-B, according to a Resurvey of Lot 14, Block 1, of the Map of Pelham Estates, as recorded in Map Book 31, at Page 88, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current ad valorem taxes; (2) Encroachment of fence onto the land on the southwest corner of Lot 14-B as shown on Map Book 31, at Page 88, in the Probate Office.

This Deed is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

20050617000302700 2/2 \$174.00 Shelby Cnty Judge of Probate, AL 06/17/2005 03:45:18PM FILED/CERT

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 13<sup>th</sup> day of June, 2005.

WITNESSES:

3-M Developers, L.L.C., an Alabama limited liability company

Roy L. Martin, as Manager

 $\mathbf{B}\mathbf{v}$ 

Jack A. McGuire, as Manager

By:

Donald R. Murphy, as Manager

STATE OF ALABAMA )
COUNTY OF SHELBY )

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, Jack A. McGuire, and Donald R. Murphy, whose names as Managers of 3-M Developers, L.L.C., an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such Managers and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 13th day of June, 2005.

My Commission Expires: 07/14/2007