20050620000304410 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/20/2005 10:29:00AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
The Carroll & Green Group, Inc.
2107 5th Avenue North, Suite 301
Birmingham, AL 35203

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Thirty-Seven Thousand Five Hundred and No/100, ($37,500.00), DOLLARS, in hand paid to the undersigned, Skip Deupree and Company, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by The Carroll & Green Group, Inc., a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 14, according to the Survey of Chelsea Square, a residential subdivision, as recorded in Map Book 33, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed 244, Page 591 and Deed 81, Page 417.
3. Building line on front, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 33, Page 51.
4. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed 72, Page 191 and Deed 112, Page 111 in the Probate Office.
5. Right of Way to Shelby County as recorded in Deed 95, Page 503.
6. Covenants, conditions and restrictions in regard to Alabama Power Company as set forth in the document recorded in Instrument 20040206000061890 and Instrument 20040206000061900 in the Probate Office of Shelby County, Alabama.
7. Covenants, conditions restrictions as set forth in the document recorded in Instrument 20040514000258160 in the Probate Office of Shelby County6, Alabama.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Skip Deupree and Company, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Skip Deupree and Company, Inc., a corporation by its President, James L. Deupree Jr who is authorized to execute this conveyance, has hereto set its signature and seal, this 14th day of June, 2005.

Skip Deupree and Company, Inc.

BY: James F. Deupree Jr (SEAL)
ITS: Pres.
GRANTOR

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James F. Deupree, Jr. whose name as President, of Skip Deupree and Company, Inc., a corporation, 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 corporation.

Given under my hand and official seal this 6th day of November, 1996.

NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008