This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
C & C Construction

20050705000335560 1/1 $29.00
Shelby Cnty Judge of Probate, AL
07/05/2005 03:34:45PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTEEN THOUSAND DOLLARS and NO/00 ($18,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOHN A. HINES, JR., AN UNMARRIED MAN

grant, bargain, sell and convey unto,

C & C CONSTRUCTION, LLC

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 31, according to the Map of Ironwood, as recorded in Map Book 32, Page 88, in the Office of Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of JUNE, 2005.

JOHN A. HINES, JR.

Shelby County, AL 07/05/2005
State of Alabama

Deed Tax:$18.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, **MICHAEL T. ATCHISON**, a Notary Public in and for said County, in said State, hereby certify that

JOHN A. HINES, JR.

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of JUNE, 2005.

Notary Public
My Commission Expires: 10-16-08