20050808000403610 1/2 $49.00
Shelby Cnty Judge of Probate, AL
08/08/2005 10:54:42AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

PEARL LAND DEVELOPMENT COMPANY, INC..

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY FIVE THOUSAND DOLLARS and 00/100 ($35,000.00) to the undersigned grantor, FOREST RIDGE, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto PEARL LAND DEVELOPMENT COMPANY, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 225, ACCORDING TO THE FINAL PLAT OF FOREST RIDGE PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.

2. 35 FOOT BUILDING LINE ON FRONT AND REAR AS SHOWN BY RECORDED MAP.

3. 10 FOOT EASEMENT ON THE SOUTH AS SHOWN BY RECORDED MAP.

4. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 20030204000064610 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

5. AMENDMENT TO RESTRICTIONS RECORDED IN INSTRUMENT 20031216000807600 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20030612000368380 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR, FOREST RIDGE, LLC, by its MEMBER, GARY L. THOMPSON, SR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11TH day of February, 2004.

FOREST RIDGE, LLC

By: Gary L Thompson
GARY L. THOMPSON, SR., MEMBER

Shelby County, AL 08/08/2005
State of Alabama

Deed Tax:$35.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMPSON, SR., whose name as MEMBER of FOREST RIDGE, 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 or she, 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 this the 11TH day of February, 2004.

Troy M Vaughn
Notary Public

My commission expires: 9-29-06