20050810000411500 1/2 $15.00
Shelby Cnty Judge of Probate, AL
08/10/2005 04:16:39PM FILED/CERT

SEND TAX NOTICE TO:
D & L Homes, Inc.
P O Box 1327
Pelham, AL 35124

THIS INSTRUMENT WAS PREPARED BY:
WALLACE, ELLIS, FOWLER & HEAD
P O BOX 587
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Nine Thousand and no/100 Dollars----------($29,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **HIDDEN SPRINGS, LLC,** an Alabama Limited Liability Company (herein referred to as grantor) does grant, bargain, sell and convey unto **D & L HOMES, INC.,** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15, according to the map of Hidden Springs Subdivision, Sector 2, as recorded in Map Book 32, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

(1) Covenants and Restrictions and Declaration of Protective Covenants Recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2004-23027.

(2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, First Addition, recorded in Map Book 32, Page 97, Probate Office of Shelby County, Alabama.

(3) Mineral and mining rights, if any, which might have been conveyed by any of Grantor's predecessors in title. Grantor conveys to Grantee any Mineral and mining rights, if any, which Grantor owns.

(4) Permits to Alabama Power company recorded in Deed Book 127, Page 316; Deed Book 136, Page 299; Deed Book 149, Page 4 and Deed Book 147, Page 196.

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

And Grantor 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 it is 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.

*All of the above recited purchase price was paid by mortgage being recorded simultaneously herewith.

IN WITNESS WHEREOF, Grantor has, by its Managing Member, hereunto set its hand and seal, this 10th day of August, 2005.

HIDDEN SPRINGS, LLC,
an Alabama Limited Liability Company

BY: _____
Frank Corley Ellis, III - 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 Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, and that such instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

Given under my hand and official seal, this the 10th day of August, 2005.

Vonda Felt
Notary Public
My Commission Expires: 01/02/07

20050810000411500 2/2 $15.00
Shelby Cnty Judge of Probate, AL
08/10/2005 04:16:39PM FILED/CERT