

SPECIAL WARRANTY DEED


20050818000425840 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
08/18/2005 10:51:01AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned (hereinafter called the "Grantor"), has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto B.B., LLC, and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in Shelby County, State of Alabama, described as follows, to-wit:

Lot 20, according to a Resurvey of Lots 1 through 64, 89 through 104, and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 065, page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, page 634.

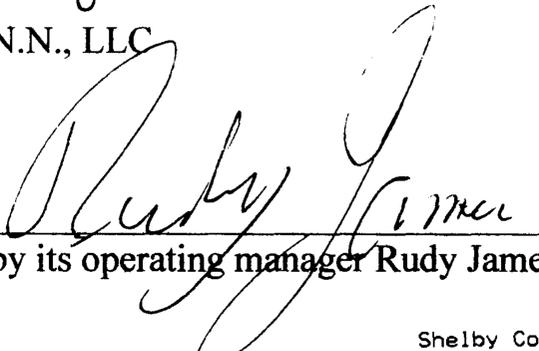
TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Grantee, B.B., LLC, and his/her/their assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, N.N., LLC, has caused this conveyance to be executed in its name by its undersigned operating manager this 15th day of August, 2005.

N.N., LLC

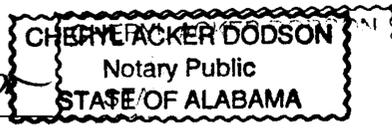

by its operating manager Rudy James

STATE OF ALABAMA)
COUNTY OF JEFFERSON }

Shelby County, AL 08/18/2005
State of Alabama
Deed Tax: \$10.00

I, Cheryl Acker Dodson, a Notary Public in and for the said County and State, hereby certify that Rudy James whose names as operating manager of N.N., LLC, 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/she as such with full authority, executed the same voluntarily for and as the act of said N.N., LLC.

Given under my hand and seal of office, this the 15th day of August 2005.

Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Feb 28, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by: Jan Parker, 500 Southland Drive, Suite 212, Birmingham, Alabama 35226