13073

20050824000436980 1/2 $74.00
Shelby Cnty Judge of Probate,AL
08/24/2005 03:08:46PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLES M. KITCHENS
1157 SIMMSVILLE ROAD
ALABASTER, ALABAMA 35007

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 ($59,900.00) to the undersigned grantor,SECOND UNION INVESTORS, 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 CHARLES M. KITCHENS, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 85 ACCORDING TO THE SURVEY OF FINAL PLAT OF OAKLYN HILLS PHASE 3 AS RECORDED IN MAP BOOK 34, PAGE 52 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN DEED BOOK 229, PAGE 492 AND DEED BOOK 39, PAGE 469, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 165, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. RIGHT OF WAY TO RAILROAD, RECORDED IN DEED BOOK "T", PAGE 655, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

5. TIMBER SALE AGREEMENT WITH DOUBLE MOUNTAIN, LLC RECORDED IN INST. 1995/2626, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INST. 2002/463610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. BUILDING LINE(S), EASEMENT(S) AND RESTRICTIONS, AS SHOWN BY RECORDED MAP.

8. AMENDMENT TO RESTRICTIONS RECORDED IN INST. 2002072400344060 and INST. 20020724000344050.

9. COAL, OIL, GAS, AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

Shelby County, AL 08/24/2005
State of Alabama

Deed Tax:$60.00

20050824000436980 2/2 $74.00
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$_____.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said GRANTOR, SECOND UNION INVESTORS, LLC, by its MANAGER, BEN L. CHENAULT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of August, 2005.

SECOND UNION INVESTORS, LLC

By: _____
BEN L. CHENAULT, MANAGER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BEN L. CHENAULT, whose name as MANAGER of SECOND UNION INVESTORS, 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 August, 2005.

_____
Notary Public

GEORGE M. VAUGHN NOTARY PUBLIC ALABAMA STATE AT LARGE

My commission expires: 9.29.06