20051010000527040 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/10/2005 02:01:02PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Tanglewood Corporation
100 First Alabama Bank Drive
Pelham, AL 35124

WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Two Million Nine Hundred Forty Thousand and No/100, ($2,940,000.00), DOLLARS, in hand paid to the undersigned, American Land Development Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by Tanglewood Corporation, a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 1805-1823 & 1907-1936 to the Survey of Old Cahaba, Phase V, 1st Addition, as recorded in Map Book 35 at Page 120 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes .
2. Easements to Alabama Power Company recorded in Book 131 at Page 447; Book 134 at Page 85; Book 230 at Page 113; Book 257 at Page 213 and Real 46 at Page 69.
3. Easements to Shelby County recorded in Book 155 at Page 331; Book 155 at Page 425; Book 2 at Page 16 and Book 156 at Page 203.
4. Rights of the public and the State of Alabama, if any, to (1) lands lying below the high water mark, (2) lands that have been created by artificial means, (3) riparian rights; and subject also to the rights of the Federal Government's control over navigable waters, and public rights of access to any navigable waters.
5. Title to that portion of premises lying below the mean high water mark of the Cahaba River.
6. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 15 at Page 415; Book 61 at Page 164; Real Volume 133 at Page 277; and Real Volume 321 at Page 629.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

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And said American Land Development Corporation, a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it 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.

IN WITNESS WHEREOF, the said American Land Development Corporation, a corporation, by its President, Gary W. Thomas, who is authorized to execute this conveyance, has hereto set his signature and seal, this 5th day of October, 2005.

American Land Development Corporation

_____ (SEAL)
BY: Gary W. Thomas
ITS: President

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas whose name as President, of American Land Development Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5th day of October, 2005.

_____
NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008