

MORTGAGE COVERS PURCHASE PRICE. DOCUMENTS ARE BEING RECORDED SIMULTANEOUSLY.
THIS INSTRUMENT PREPARED BY: Send Tax Notice to Grantee.

O. David Chunn, Jr.
P.O. Box 36548
Hoover, AL 35236

GRANTEE'S ADDRESS:
Dover Construction, LLC
P.O. Box 1476
Pelham, AL 35124

The preparer of this deed makes no certification as to title
and has not examined the title to the property.



20051215000649060 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
12/15/2005 01:08:40PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty-Seven Thousand Five Hundred and 00/100 (\$47,500.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CAHABA VALLEY BUILDING COMPANY, LLC**, a limited liability company, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **DOVER CONSTRUCTION, LLC**, a limited liability company, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 50, 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 existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, Cahaba Valley Building Company, LLC, a limited liability company, by and through its member, has hereunto set its hand and seal this the 7th day of December, 2005.

Cahaba Valley Building Company, LLC

By: O. David Chunn, Jr.
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that O. David Chunn, Jr. , whose name as Member of Cahaba Valley Building Company, LLC , a 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 the Instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of December, 2005.

NOTARY PUBLIC
My Commission Expires: 3-7-06

Albert Bank