13705

20051221000658690 1/2 $15.00
Shelby Cnty Judge of Probate,AL
12/21/2005 04:08:57PM 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:

DONOVAN BUILDERS, LLC
3584 HIGHWAY 31 SOUTH
PMB 178
PELHAM, ALABAMA 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY TWO THOUSAND EIGHT HUNDRED DOLLARS and 00/100 ($82,800.00) 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 DONOVAN BUILDERS, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 69, ACCORDING TO THE SURVEY OF FINAL PLAT OAKLYN HILLS PHASE 3, AS RECORDED IN MAP BOOK 34, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LOT 118, ACCORDING TO THE SURVEY OF FINAL PLAT OAKLYN HILLS PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

SUBJECT TO MINERAL AND MINING RIGHTS IF NOT OWNED BY GRANTOR.

$82,800.00 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 15th day of December, 2005.

SECOND UNION INVESTORS, LLC

By: _____
BEN L. CHENAULT, MANAGER

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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 15th day of December, 2005.

Notary Public

My commission expires: 9.29.06

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE