


THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Mr. Jack Morris Swarts, III  
161 River Birch Road  
Chelsea, AL 35043

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA            )  
  **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY         )

  
20060112000021630 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
01/12/2006 03:57:48PM FILED/CERT

That in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED AND 00/100-----DOLLARS (\$237,900.00)**, to the undersigned grantor, **THE MARCH GROUP, LLC**, a limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **JACK MORRIS SWARTS, III**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 623, according to the Map and Survey of Windstone VI Subdivision , as recorded in Map Book 33, Page 31, in the Probate Office of Shelby County, Alabama.

\$190,320.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

**LESS AND EXCEPT:**

1. Taxes, assessments or dues from the local district for the year 2006, and subsequent years, a lien not yet due and payable.
2. 25-foot building line along River Birch Road, 7.5 foot easement on rear lot line and 5 foot easement along River Birch Road, as shown on recorded map of subdivision.
3. Covenants, conditions, and restrictions (provisions, if any, based on race, color religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20040927000530120.
4. Right of way to Alabama Power Company as recorded in Deed Book 126, Page 63.
5. Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantor, by its Member, **Kent Aderholt**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 12<sup>th</sup> day of January, 2006.

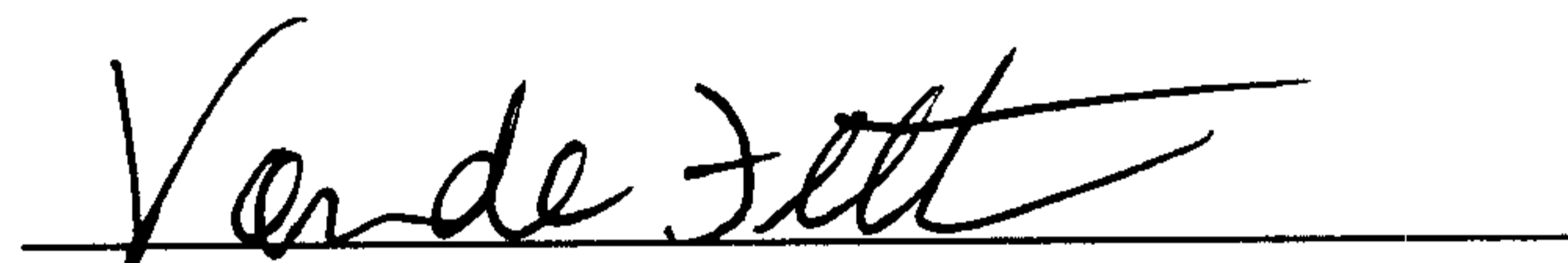
**THE MARCH GROUP, LLC.**

BY:   
Kent Aderholt, Its Member

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kent Aderholt, whose name as Member of The March Group, LLC, a 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 as such officer, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 12<sup>th</sup> day of January, 2006.

  
Notary Public

My Commission Expires: 01/02/07

Shelby County, AL 01/12/2006  
State of Alabama

Deed Tax: \$48.00