

This instrument was prepared by: Watkins Law Firm, LLC 3540 Independence Drive Birmingham, AL 35209

STATE OF ALABAMA
SHELBY COUNTY

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Million One Hundred Fifty Thousand and No/100 (\$1,150,000.00) Dollars cash in hand paid by Lwellen Realty, LLC (hereinafter called Grantee) to Double Oak Properties, LLC (hereinafter called Grantor), receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto Lwellen Realty, LLC the following described real estate lying and being situated in Shelby County, Alabama to-wit:

Lot 1-BB, according to a Resurvey of Lot 1-B of Resurvey of Lot 1-A, of Resurvey of Lot 1, B & S Subdivision, as recorded in Map Book 13, Page 143, in the Probate Office of Shelby County, Alabama.

EXCEPTING THEREFROM such oil, gas and other minerals in, on or under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee all the interest Grantor owns therein.

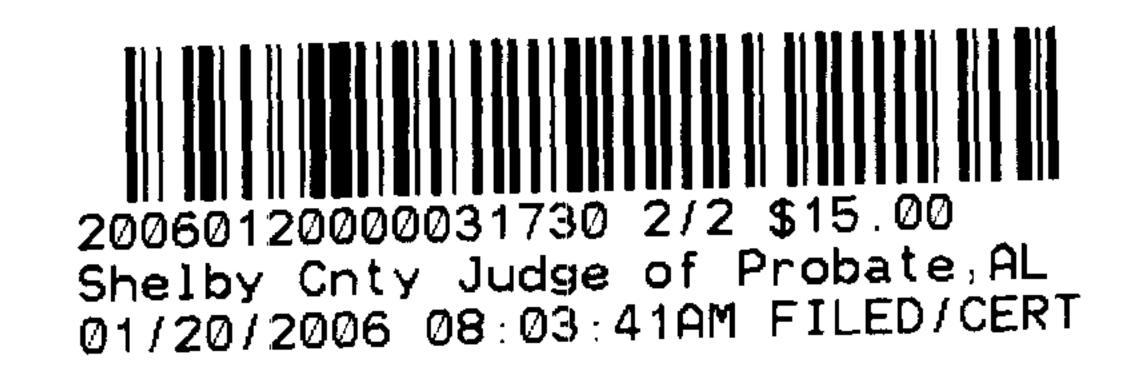
It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

- 1. Payment of all taxes, charges or assessments, either county or municipal, levied and assessed against subject premises. Ad Valorem taxes are due and payable on October 1, 2006 for the 2006 tax year.
- 2. Rights of way granted to Alabama Power Company by instrument recorded in Real 48, Page 49; Volume 111, Page 404; Volume 111, Page 406 and Volume 136, Page 312, in the Probate Office of Shelby County, Alabama.
- 3. Rights of tenants in possession.

TO HAVE AND TO HOLD unto the said Lwellen Realty, LLC its successors or assigns forever.

And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises is 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 GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons or entities.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits its liability hereunder to the representative capacity named.



IN WITNESS WHEREOF, the undersigned Double Oak Properties, LLC has caused this conveyance to be executed in its name and on its behalf, on this 6<sup>th</sup> day of January, 2006.

> KIKK EDMUNDS, A Member of Double Oak Properties, LLC

BY: Circles Cindles CINDY EDMUNDS, A Member of Double Oak Properties, LLC

STATE OF ALABAMA

Shelby County, AL 01/20/2006 State of Alabama

Deed Tax:\$1150.00

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kirk Edmunds, whose name as member of Double Oak Properties, LLC 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 said conveyance, 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 6<sup>th</sup> day of January, 2006.

Motary Public

My Commission Expires: 4/13/05

## STATE OF ALABAMA

## JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cindy Edmunds, whose name as member of Double Oak Properties, LLC 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 said conveyance, 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 6<sup>th</sup> day of January, 2006.

My Commission Expires: 4/13/19