20060206000061170 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/06/2006 04:09:43PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Bedwell Development Corporation
320 Crossbrook Trail
Chelsea, Alabama 35043

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty Thousand and 00/100 ($50,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Little Narrows, LLC, an Alabama Limited Liability Company,** hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Bedwell Development Corp.,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 16, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006.

Building setback line(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in the Probate Office.

Easement(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in the Probate Office.

Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor as set out by instrument(s) recorded in Inst.# 2005101900542800 in the Probate Office.

Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Deed Book 229, Page 489 and Deed Book 229, Page 492 and Deed Book 39, Page 469 in the Probate Office.

Rights)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 126, Page 55 and Deed Book 165, Page 105 in Probate Office.

Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", Page 655 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1994-29305 and Deed 244, Page 587 in the Probate Office.

Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.

Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April 5, 2004, the Reinstatement and Extension Agreement dated I/5/05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated 02/04/05, as set out Instrument #20050204000583690 in the Probate Office.

Memorandum Affidavit regarding Oil and Gas Lease to Anschutz Corporation recorded in Misc. Book 45, Page 303 in the Probate Office.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

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

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, his heirs and assigns forever.

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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 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 has hereunto set his hand and seal this the **1st** day of **February, 2006.**

Little Narrows, LLC

Issac David, Managing Member

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Issac David, whose name as Managing Member of Little Narrows, LLC, an Alabama 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, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of February, 2006.

NOTARY PUBLIC
My Commission Expires: 6-5-2007