20060227000091880 1/1 $27.50
Shelby Cnty Judge of Probate,AL
02/27/2006 11:41:50AM FILED/CERT

Send Tax Notice To:
Craig Timothy Moore
892 Hughes Road
Columbiana, AL 35051

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

Shelby County, AL 02/27/2006
State of Alabama

Deed Tax:$16.50

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixteen Thousand Five Hundred and 00/100 ($16,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Spratlin Construction Co., Inc., an Alabama corporation** (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, **Craig Timothy Moore** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 5, according to the Survey of Pine Tree Estates as recorded in Map Book 30 Page 13 in the Office of the Judge of Probate in Shelby County, Alabama.
Mineral and mining rights accepted.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **15th** day of **February 2006.**

Spratlin Construction Co., Inc.

William F. Spratlin, President

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Co., Inc., an Alabama corporation, 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February 2006.

NOTARY PUBLIC
My Commission Expires: October 17, 2007