Deed being Filed Simultaneously with Mortgage

20060228000095140 1/2 $15.00
Shelby Cnty Judge of Probate, AL
02/28/2006 01:20:15PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, AL 35244

Send tax notice to:
P. O. Box 361405
Birmingham, Alabama 35236

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIFTY THOUSAND AND N O/100 DOLLARS ($ 50,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **RM, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CHASE ASSOCIATES, INC.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Final Plat Twelve Oaks at Bridlewood, as recorded in Map Book 34, Page 106, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, easements and right-of-ways, if any, hereto imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments nor or hereafter becoming due against said property. No title search, opinion or survey has been provided, supplied or relied upon by the Grantee or the preparer of this document.

To Have And To Hold to the said grantees, its successors and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of RM, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

15th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of February, 2006.

RM, LLC

By: Ronnie Morton (SEAL)
Ronnie Morton
Its: Managing Member

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COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ronnie Morton, whose name as Managing Member of RM, 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 the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 15 day of February, 2006.

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008

Notary Public

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]