



20060504000209740 1/2 \$41.00  
Shelby Cnty Judge of Probate, AL  
05/04/2006 11:05:49AM FILED/CERT

**CORPORATION FORM WARRANTY DEED**

Shelby County, AL 05/04/2006  
State of Alabama

Deed Tax: \$27.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

That, in consideration of **\$133,900.00** to the undersigned Grantor, **C&C Construction, LLC, a Limited Liability Company, and Donald Lowery, married but not joined by spouse**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Elmer L. Watkins** (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 29, according to the Map of Ironwood as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.**

**Property Address: 173 Reese Drive  
Alabaster, Alabama 35007**

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$107,120.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

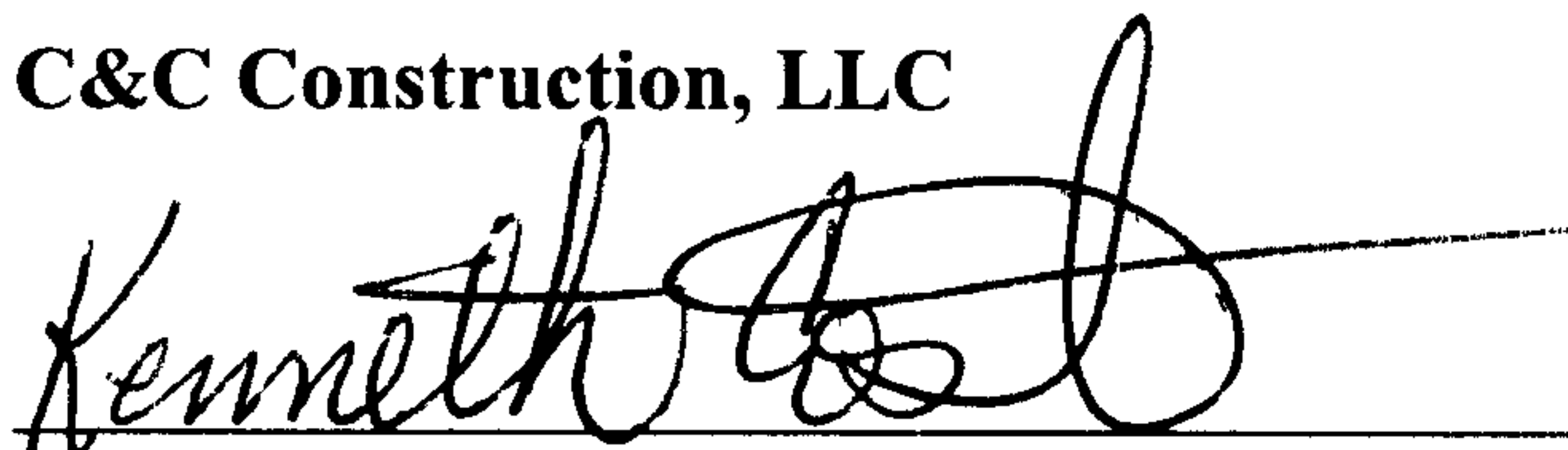
TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

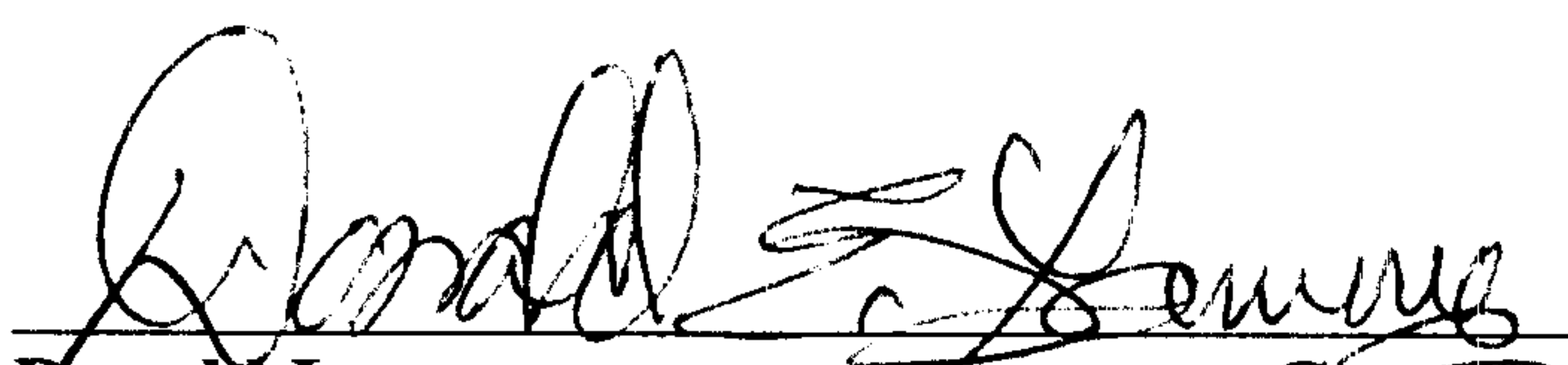
This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned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

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 20th day of April, 2006.

**C&C Construction, LLC**

By:

  
**Kenneth Cost, Authorized Member  
Grantor**

  
**Donald Lowery, Grantor**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenneth Cost, Authorized Member of C&C Construction, LLC**, whose name 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 on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2006.

  
\_\_\_\_\_  
Notary Public

Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Nov 13, 2008**  
**BONDED THRU NOTARY PUBLIC UNDERWRITER**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Lowery, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of April, 2006.

  
\_\_\_\_\_  
Notary Public

Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Nov 13, 2008**  
**BONDED THRU NOTARY PUBLIC UNDERWRITER**

**This Instrument Prepared By:**

Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**

Elmer L. Watkins  
173 Reese Drive  
Alabaster, AL 35007