20060518000236070 1/2 \$64.00 Shelby Cnty Judge of Probate, AL 05/18/2006 12:12:36PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Freedom Land Developers, L.L.C. P.O. Box 197 Montevallo, Alabama 35115

STATE OF ALABAMA)	
)	STATUTORY WARRANTY DEED
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, FIN Properties, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto Freedom Land Developers, L.LC., an Alabama Limited Liability Company, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached legal description marked as Exhibit "A"

Subject to all items of record.

Note: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF <u>FIN PROPERTIES</u>, <u>LLC</u>, IN THE SUM OF \$50,000.00.

Note: This property does not constitute homestead for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>15th</u> day of <u>May</u>, <u>2006</u>.

GRANTOR

FIN Properties, LLC.

By: Nathaniel S. Stamps

Its: Member

Shelby County, AL 05/18/2006 State of Alabama

Deed Tax:\$50.00

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, <u>Elizabeth S. Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, <u>Nathaniel S. Stamps</u>, whose name as <u>Member and Authorized Agent for FIN Properties</u>, <u>L.L.C.</u>, an <u>Alabama Limited Liability Company</u>, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, <u>he</u> as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of May, 2006.

WOTARY PUBLIC

My Commission Expires: 17~11-3 ア

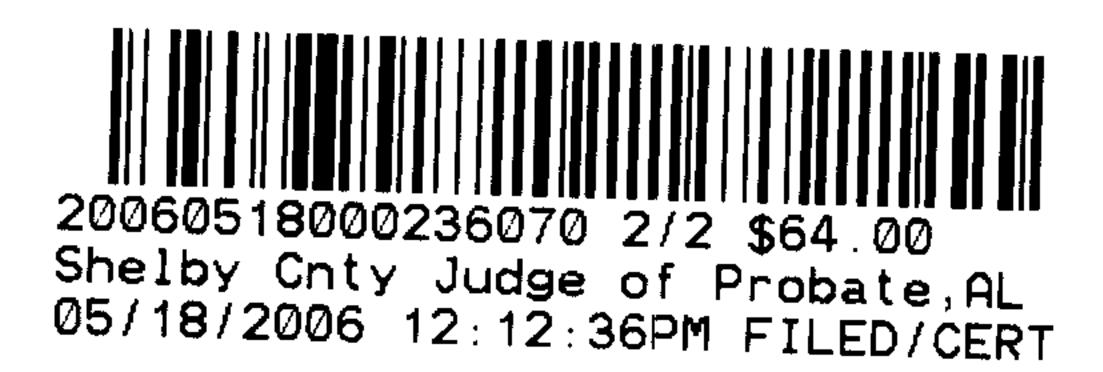


EXHIBIT "A"

Parcel -1

Beginning at the Southeast corner of Lot 8 of Storr's & Troy's Addition to the Town of Montevallo according to the survey and map recorded in Map Book 3, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 58 degrees 42 minutes 36 seconds West along the South line of said Lot 8 a distance of 86.37 feet to a set rebar corner; thence run North 31 degrees 50 minutes 13 seconds West a distance of 158.89 feet to a set rebar corner on the Southerly margin of Main Street in the Town of Montevallo, Alabama; thence run North 59 degrees 13 minutes 12 seconds East along said margin of said street a distance of 86.60 feet to a set rebar corner; thence run South 31 degrees 45 minutes 30 seconds East a distance of 158.12 feet to the point of beginning.

According to the survey of S. M. Allen, Alabama Licensed PLS #12944, dated September 25, 2003.

1

Note: This deed is executed by a member, as required by the Articles of Organization and the Operating Agreement of FIN Properties, LLC, an Alabama Limited Liability Company, and that the same have not been modified or amended.