This instrument was prepared by:
Michael T. Atchison, Attorney at Law
101 West College
Columbiana, AL 35051

Send Tax Notice To: C & C Construction, LLC

Alabaster, AL

WARRANTY DEED

20060627000307400 1/2 $15.00
Shelby Cnty Judge of Probate,AL
06/27/2006 10:35:07AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Six Thousand dollars and Zero cents ($36,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John A. Hines Jr. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto C & C Construction, LLC and Donald E. Lowery (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:
Lots 44 and 51, according to the Map of Ironwood as recorded in Map Book 32, Page 88, Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SEE ATTATCHED EXHIBIT "A"

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this. 14th day of June, 2006

_____	(SEAL)	John A. Hines Jr.	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John A. Hines Jr. 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this. 14th day of June, 2006

Notary Public
My Commission Expires: 10-16-08

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

File No.: s-06-14882

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EXHIBIT A

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