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:
Benjamin Alan Crunk & April K. Crunk
163 Valley View Lane
Indian Springs, AL 35124

SHELBY COUNTY

wit:

WARRANTY DEED

200606300000316280 1/2 \$45.00 Shelby Cnty Judge of Probate, AL 06/30/2006 12:02:16PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Freedom Land Developers, LLC, L.L.C., an Alabama Limited Liability Company, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto Benjamin Alan Crunk and wife, April K. Crunk, 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-

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 deg. 42 min. 36 sec. West along the South line of said Lot 8 a distance of 86.37 feet to a set rebar corner; thence run North 31 deg. 50 min. 13 sec. 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 deg. 13 min. 12 sec. East along said margin of said street a distance of 86.60 feet to a set rebar corner; thence run South 31 deg. 45 min. 30 sec. East a distance of 158.12 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: This deed is executed by a member, as required by the Articles of Organization and the Operating Agreement of Freedom Land Developers, LLC, LLC, ana Alabama Limited Liability Company, and that the same have not been modified or amended.

NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF REGIONS BANK, IN THE SUM OF \$124,000.00.

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 21st day of June, 2006.

GRANTOR

Freedom Land Developers, ŁLC, LLC.

By: Grady Scott Lovelady

Its: Member

20060630000316280 2/2 \$45.00 Shelby Cnty Judge of Probate, AL 06/30/2006 12:02:16PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, <u>Christopher R. Smitherman</u> a Notary Public for the State at Large, hereby certify that the above posted name, <u>Grady Scott Lovelady</u>, whose name as <u>Member and Authorized Agent for Freedom Land Developers, LLC, L.L.C., an 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 21st day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 1 (1)

Shelby County, AL 06/30/2006 State of Alabama

Deed Tax:\$31.00