This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:
Cahaba Beach Investments, LLC
2148 Pelham Parkway Bldg. 600
Pelham, AL 35124

20060630000317550 1/2 $60.00
Shelby Cnty Judge of Probate, AL
06/30/2006 02:31:57PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of Two Hundred Thirty Thousand and 00/100 ($230,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Laura N. Pickens,** an unmarried woman, do hereby grant, bargain, sell and convey unto **Cahaba Beach Investments, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

$184,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of June, 2006.

Laura Pickens
Laura N. Pickens

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

Deed Tax:$46.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laura N. Pickens,** 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 23rd day of June, 2006.

My Commission Expires:
8/4/09

Notary Public

EXHIBIT "A"

20060630000317550 2/2 $60.00
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Part of the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of said 1/4 - 1/4 section and run South along the East line of said 1/4 - 1/4 section for a distance of 165.0 feet; thence run West parallel to the North line of said 1/4 - 1/4 section for a distance of 343.0 feet to the point of beginning, said point of beginning being 30 feet Westerly of the center line of County Road as constructed; thence continue West along last described course 260.0 feet; thence an angle of 90° and run in a Southerly direction 84.0 feet; thence an angle left of 90° and run East and parallel to the North line of said 1/4 - 1/4 section 249.5 feet to a point 30 feet Westerly of the centerline of County Road as constructed; thence an angle left of 82°52'30" and run Northeasterly 84.65 feet to point of beginning.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.