

20060706000324020 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/06/2006 02:36:25PM FILED/CERT

Shelby 312,000
St. Clair 512,200

Send Tax Notice to:

Birmingham Realty Company
27 Inverness Center Pkwy
Birmingham, AL 35242

STATE OF ALABAMA)

SHELBY & ST. CLAIR COUNTY)

GENERAL WARRANTY DEED

2006 8784
Recorded in the Above
DEED Book & Page
06-29-2006 03:33:21 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **SLOW BAD BRIDGE**, a dissolved Alabama general partnership, by and through its liquidating general partner, **GEORGE KRAFT**, (hereinafter referred to as the "Grantor"), in hand paid by **BIRMINGHAM REALTY COMPANY** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantee, all of its right, title, and interest in and to the following described real estate situated in Shelby County and St. Clair County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. 2006 ad valorem taxes, a lien due and payable October 1, 2006.
2. All matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's successors and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed this the 28th day of June, 2006.

Slow Bad Bridge, a dissolved Alabama
general partnership, by and through its
liquidating general partner, George Kraft

By: George Kraft
Name: George Kraft
Its: Liquidating Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

2006 8785
Recorded in the Above
DEED Book & Page
06-29-2006 03:47:21 PM

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **SLOW BAD BRIDGE, a dissolved Alabama general partnership, by and through its liquidating general partner, GEORGE KRAFT**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN under my hand and seal, this 2nd day of June, 2006.

Maurice L. Shevin
Notary Public
My Commission Expires: 4-4-10

This Instrument Prepared By:
Maurice L. Shevin, Attorney at Law
Sirote & Permutt, P.C.
P. O. Box 55727
Birmingham, AL 35255-5727

EXHIBIT "A"

2006 8786
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LEGAL DESCRIPTION

Parcel I

S $\frac{1}{2}$ of the S $\frac{1}{2}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 17 South, Range 1 East, situated in St. Clair County, Alabama, Pell City Division.

LESS AND EXCEPT:

The E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 17 South, Range 1 East, St. Clair County, Alabama, Pell City Division.

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

Parcel II

West $\frac{1}{2}$ of NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 17 South, Range 1 East, situated in Shelby County, Alabama.

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

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EXHIBIT "B"

1. Non-exclusive Easement for ingress and egress and public utilities recorded in Instrument Deed Book 213, Page 29 in the Probate Office of St. Clair County, Alabama, Pell City Division. (Parcel I)
2. Subject to terms, conditions and easements as set out in Agreement between Co-Owners for a Common Easement and Restrictions, recorded in Instrument S9800277, in the Probate Office of St. Clair County, Alabama, Pell City Division. (Parcel I)
3. Subject to terms, conditions and easements as set out in Agreement between Co-owners for a Common Easement recorded in Deed Book 255, Page 70, in the Probate Office of St. Clair County, Alabama, Pell City Division (Parcel I) and in Instrument 1995-21461 and Instrument 1998-01597, in the Probate Office of Shelby County, Alabama. (Parcel II)
4. Subject to easement rights for the existing power line running through subject property as reflected on the current tax maps and the survey of Barton F. Barr of Carr & Associates Engineers, Inc. dated 6/19/2006. (Parcels I & II)
5. Coal, oil, gas, and other mineral interests not owned by Grantor.

2006 8787
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06-29-2006 03:33:21 PM
Wallace Brett Jr - Probate Judge
St. Clair County, Alabama

Book/Par: 2006/8784
Term/Owner: E RECD951 / LeeD
Tran: 3090-95949-1-0075
Recorder: 06-29-2006 15:34:27
CER Certification Fee 1.00
CPE Deed Fee 824.50
PWF Special Use Fee 3.50
REC Recording Fee 12.00
Total Fees: 843.00