


This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20060825000418040 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/25/2006 10:01:48AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Eighty Thousand Dollars and no 00/100 (\$80,000.00) and other good and valuable consideration the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**Bent Creek, LLC., A Corporation**

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

**Tito's Company, Incorporated**

the following described real estate situated in Shelby County, Alabama to wit ;

LOT 33 AND LOT 40, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION-  
SECTOR 1, AS RECORDED IN MAP BOOK 36, PAGE 23 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA. .

Situated in Shelby County, Alabama.

**\*\*FULL AMOUNT OF WARRANTY DEED PAID FROM  
PROCEEDS OF MORTGAGE DEED FILED  
SIMULTANEOUSLY\*\***


**Subject To:**


1. Easements and building line as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55 and Inst. No. 2005-56418.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signatures and seals, this 10<sup>th</sup> day of

August, 2006.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Bent Creek, LLC. by it's Managing Member,  
Joe Zegarelli

*Perinade Bane*

STATE OF ALABAMA

Jefferson COUNTY



20060825000418040 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bent Creek, LLC., by it's Managing Member, Joe Zegarelli, individually 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 executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 10<sup>th</sup> day of August, 2006.

My Commission Expires

3-21-2010

  
Notary Public