20060922000473330 1/2 $439.00
Shelby Cnty Judge of Probate,AL
09/22/2006 02:46:24PM FILED/CERT

STATE OF ALABAMA]
]
SHELBY COUNTY]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars ($10.00) and other valuable consideration to the undersigned grantor, **Urrutia, Inc.,** an Alabama corporation (whether one or more, herein referred to as "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **L & R Properties, LLC**, an Alabama limited liability company whose address is **106 Court Square, Abbeville, Alabama 36310** (herein referred to as "GRANTEE"), the following - described real estate, lying in the County of Shelby, State of Alabama to-wit:

Lots 9, 10 and 11, according to the Survey of Commercial Court as recorded in Map Book 26, Page 117, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument # 20030904000591700, Page 1/2 in the Office of the Judge of Probate of Shelby County, Alabama.

As part of the consideration for this conveyance, Grantee assumes and agrees to timely pay and discharge as and when the same shall become due and payable the indebtedness represented by that certain promissory note dated December 9, 2003, in the original principal amount of $292,000.00, and related mortgage of even amount encumbering the subject property, given by Grantor, as maker and mortgagor, to and in favor of Regions Bank, as payee and mortgagee, dated December 9, 2003, filed for record in the Office of the Judge of Probate of Shelby County, Alabama, on December 11, 2003, and recorded as Instrument #20031211000800260 aforesaid records.

SUBJECT TO THE FOLLOWING:

(1) Ad valorem taxes which may be due now or subsequent hereto.
(2) All applicable zoning and subdivision restrictions.
(3) Easements, restrictions, reservations, rights of way, and set back lines of record.
(4) Mineral and mining rights not owned by Grantor.

THE LEGAL DESCRIPTION USED HEREIN WAS FURNISHED TO DEED PREPARER BY GRANTEE, AND DEED PREPARER DOES NOT WARRANT THE ACCURACY OF SAME OR THAT SAID DESCRIPTION IN FACT CLOSES. DEED PREPARER DID NOT EXAMINE, AND DOES NOT WARRANT, TITLE TO THE FOREGOING DESCRIBED REAL PROPERTY.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD the aforegranted premises in fee simple to the said GRANTEE, its successors and assigns in fee simple absolute, forever.

IN WITNESS WHEREOF, the said GRANTOR has hereto set its hand and seal this the 18th day of September, 2006.

GRANTOR:

Urrutia, Inc.,

By: Richard Urrutia
Richard Urrutia, its President

20060922000473330 2/2 $439.00
Shelby Cnty Judge of Probate,AL
09/22/2006 02:46:24PM FILED/CERT

STATE OF ALABAMA)
)
Henry COUNTY)

I, Shannon Stone, a Notary Public in and for said County in said State, hereby certify that Richard Urrutia, whose name as President of Urrutia, Inc., an Alabama corporation, 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 instrument, he, as such officer and with full authority, executed the same as the act and deed of said corporation voluntarily on the day the same bears date.

Given under my hand this 18th day of September, 2006.

Shannon Stone
Notary Public

My Commission Expires: My Commission Expires 5-16-2007

Shelby County, AL 09/22/2006
State of Alabama

Deed Tax:$425.00

Prepared By:

R. Eugene Clenney, Jr., Esq.
JOHNSTON, HINESLEY, FLOWERS, CLENNEY & TURNER, P.C.
Attorneys At Law
291 North Oates Street (36303)
Post Office Box 2246
Dothan, Alabama 36302
(334) 793-1115

F:\FILES\DEED.AL\Urrutia, Inc. - L & R Properties, LLC (Alabaster).doc