20060926000476560 1/1 $12.00
Shelby Cnty Judge of Probate, AL
09/26/2006 08:18:25AM FILED/CERT

This instrument was prepared by:
✓ **Mike T. Atchison**
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
C & C Construction, LLC
PO Box 595
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY TWO THOUSAND DOLLARS and NO/00 ($72,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN A. HINES, JR., a married man** grant, bargain, sell and convey unto **C & C CONSTRUCTION, LLC.,** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lots 2, 3, 4 and 46, according to the Map of Ironwood as recorded in Map Book 32, Page 88, Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$73,427.60 of the above amount has been recorded as a mortgage simultaneously herewith.

Constitutes no part of the homestead of the grantor of spouse.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of September, 2006.

John A. Hines, Jr.
JOHN A. HINES, JR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOHN A. HINES, JR.**, 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 on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2006.

Notary Public

My Commission Expires: 10/16/08

MIKE T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE