THIS INSTRUMENT WAS PREPARED BY: Jeremy D. Crow, Attorney

Shelby Cnty Judge of Probate, AL 10/12/2006 12:52:06PM FILED/CERT

NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

> SEND TAX NOTICE TO: MIRAVILLA PROPERTIES LLC 2820 Columbiana Rd Svite 210 Birningham, AL 35216

## GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of SIXTY FIVE THOUSAND DOLLARS and No/100, (\$65,000.00), in hand paid to the undersigned, Fred Powell, an unmarried man, (hereinafter referred to as "GRANTOR"), by Miravilla Properties, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot No. 36 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the northerly right of way line of 4th Avenue West and the westerly line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southwesterly along said right of way line of 4th Avenue West for 155.45 feet; thence 86° 45' 01" right and run northeasterly for 156.68 feet to a point on the westerly right of way line of Cotten Street; thence 90° 09' 30" right and run southeasterly along sald right of way line of Cotten Street for 63.54 feet to the beginning of a curve to the right, said curve having a radius of 707.92 feet; thence along the arc of said curve and along said right of way line of Cotten Street for 47.31 feet to the point of beginning.

\*Fred Powell is the sole survivor of the survivorship deed recorded in Volume 250 Page 841 in the Probate records of Shelby County, Alabama. Sybil E. Powell died on or about the 25<sup>th</sup> day of February, 2006.\*

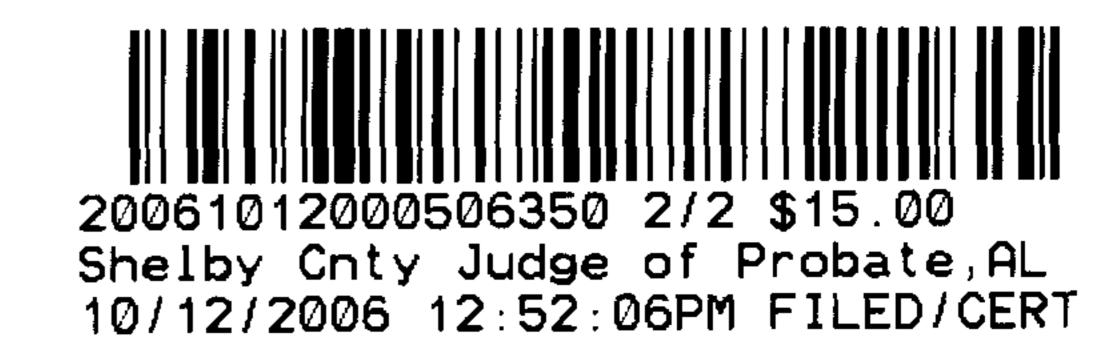
\*This property does not constitute the homestead of the grantor.\*

## SUBJECT TO:

- Ad valorem taxes for the current year, 2006.
- All easements, restrictions, mineral and mining rights recorded of record in the Probate Records of Shelby County, Alabama.

\$102,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, it's heirs and assigns forever.



And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, it's 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 and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6<sup>th</sup> day of October, 2006.

End Man ed (SEAL)

Fred M. Powell

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fred M. Powell, whose name(s) 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 6<sup>th</sup> day of October, 2006.

NOTARY PUBLIC

My commission expires: 8/30/08