All deed consideration is Being paid by mortgage. THIS INSTRUMENT PREPARED BY: Sent Tax Notice To: Wallace Ellis Fowler & Head A. J. & Sons Construction, LLC P O Box 587

STATE OF ALABAMA

CORPORATION FORM WARRANTY DEED

Columbiana, AL 35051

KNOW ALL MEN BY THESE PRESENTS,

Shelby Cnty Judge of Probate, AL 12/12/2006 10:44:40AM FILED/CERT

**COUNTY OF SHELBY** 

That in consideration of THIRTY THREE THOUSAND and no/100 DOLLARS (\$33,000.00), to the undersigned grantor, HIDDEN SPRINGS, LLC, an Alabama limited liability corporation, in hand paid by A. J. & SONS CONSTRUCTION, LLC, the receipt of which is hereby acknowledged, the said HIDDEN SPRINGS, LLC, does by these presents, grant, bargain, sell and convey unto the said A. J. & SONS CONSTRUCTION, LLC, the following real estate, situated in Shelby County, Alabama, described as follows:

Lot 10, according to the Survey of Hidden Springs, Sector 2, as recorded in Map Book 32, Page 97 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants Recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 20040503000230270.
- (2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, Second Sector, recorded in Map Book 32, Page 97, Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by Any of Grantor's predecessors in title. Grantor conveys to Grantee any Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being Limited to, right of way granted to South Central Bell by instrument Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said A. J. & SONS CONSTRUCTION, LLC, its heirs and assigns forever.

And said HIDDEN SPRINGS, LLC, does for itself, its successors and assigns, covenant with said A. J. & SONS CONSTRUCTION, LLC, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said A. J. & SONS CONSTRUCTION, LLC, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HIDDEN SPRINGS, LLC, by its Member Frank C. Ellis, III, who is authorized to execute this conveyance, has hereto set his signature and seal, day of December, 2006.

HIDDEN SPRINGS, LLC

Frank C. Ellis, III, Its Managing Member

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, as Managing Member for Hidden Springs, LLC, an Alabama limited liability corporation, 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, as such Managing Member and with full authority, executed the same voluntarily for 

Notary Public

My Commission Expires: 0/02/07