This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Ken Underwood Properties, LLC
2015 Stonegate Trail, Suite 101
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED - ~~Joint Tenants with Right of Survivorship~~

STATE OF ALABAMA

COUNTY OF SHELBY

20061229000637070 1/2 $24.00
Shelby Cnty Judge of Probate,AL
12/29/2006 01:05:48PM FILED/CERT

Shelby County, AL 12/29/2006
State of Alabama

Deed Tax:$10.00

That in consideration of Four Hundred Thousand and 00/100 ($400,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Foothills Partners, L.L.C.**, An Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Ken Underwood Properties, LLC,** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of A Commercial Subdivision of Foothills of Chelsea, 3rd Sector, as recorded in Map Book 33, page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 15 foot easement for ingress and egress and public utilities, as shown by recorded map; (3) No further subdivision of lots as restricted by recorded map; (4) Restrictions as shown by recorded map; (5) Declaration of Protective Covenants as recorded in Instrument 2001/52423 in the Probate Office of Shelby County, Alabama; (6) Transmission line permit to Alabama Power Company, recorded in Deed Book 127, page 317 in the Probate Office of Shelby County, Alabama; (7) Easement to South Central Bell as recorded in Deed Book 320, page 931 and Deed Book 336, page 230, in the Probate Office of Shelby County, Alabama; (8) Mineral and mining rights and rights incident thereto recorded in Deed Book 69, page 177, in the Probate Office of Shelby County, Alabama; (12) Easement to Alabama Power Company recorded in Instrument 20051031000564160 in the Probate Office of Shelby County, Alabama; (13) Grant of Land Easement with Restrictions recorded in Instrument 20051031000564120 recorded in Shelby County, Alabama.

$390,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal this 27th day of December, 2006.

Foothills Partners, L.L.C.

By: CALEB CONSTRUCTION, INC.
Managing Member

By: _____
William D. Acton, Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Acton, whose name as President of CALEB CONSTRUCTION, INC., a corporation, as Managing Member of FOOTHILLS PARTNERS, L.L.C., an Alabama limited liability company, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 27th day of December, 2006.

My Commission Expires:
8/4/09

Notary Public

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