


This instrument was prepared by:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:  
Perryn G. Carroll, Attorney at Law  
P.O. Box 530543  
Birmingham, Alabama 35253

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

  
20070109000013000 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/09/2007 02:06:14PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Forty Thousand Dollars and no 00/100 (\$40,000.00) paid by Mortgage in the amount of Forty Thousand Dollars and no 00/100 (\$40,000.00)** filed at the same time as this deed] and other good and valuable consideration the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

**Bent Creek, LLC., A Corporation**

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

**Timeless Homes, LLC.**

the following described real estate situated in Shelby County, Alabama to wit ;

Lot 31 of Bent Creek Subdivision, Sector 1, as recorded in Plat Book 36, Page 23 in the Probate Office of the Judge of Probate Shelby County, Alabama.

Situated in Shelby County, Alabama.

**Subject To:**

1. Any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property.
2. Easements and rights-of-way of record, affecting insured premises.
3. Restrictions appearing of record in Book 2005103 at Page 000564180, but this policy insures that said restrictions have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title.
4. Easement(s) and/or Rights of Way to Alabama Power Company recorded in Book 126, Page 55.
5. Subject to matters shown on recorded Map Book 36 at Page 23 including 35 foot building setback on front, 40 foot building setback on rear and 12.5 foot setback on both sides. Located on insured premises.
6. Articles of Organization of Bent Creek, LLC as recorded in Book 200502, Page 3216 and amended in 200506, Page 7205.
7. Railroad right of way reserved by South and North Alabama Railroad by Deed Book "r" page 655 in
8. Memorandum and Affidavit regarding oil and gas lease to Anschutz Corporation dated February 9,
9. Memorandum of Oil and Gas Lease to Atlantic Richfield Company as recorded in Deed Book 324.

*Cambridge Station*



10. Title to all minerals within and underlying the premises, together with all mining rights and other as recorded in Instrument No. 1994-29305 and Book 154, Page 455, Book 171, Page 515, Book 244, Page 587.
11. Matters as shown on the survey by SMW Engineering Group, Inc.
12. Title to that portion of insured premises within the right-of-way of Pickle Drive.
13. Title to that portion of insured premises within the right-of-way of Brasher Drive.
14. Pending disbursement of the full proceeds of the loan secured by the mortgage set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increases as each disbursement is made in good faith and without actual notice of any defects in, or objections to, the title, up to the face amount of this policy.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signatures and seals, this 27<sup>th</sup> day of Nov, 2006.

\_\_\_\_\_  
Witness

Joe Zegarelli  
Bent Creek, LLC. by it's Managing Member,  
Joe Zegarelli

STATE OF ALABAMA

Shelby COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bent Creek, LLC., by it's Managing Member, Joe Zegarelli, individually 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 as his act on the day the same bears date.

Given under my hand and official seal the 27<sup>th</sup> day of November, 2006.

My Commission Expires

1-28-07

[Signature]  
Notary Public

  
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Shelby Cnty Judge of Probate, AL  
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