

THIS INSTRUMENT PREPARED BY:  
Watkins Law Firm, LLC  
3540 Independence Drive  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Bobby MC Properties, LLC  
250 Inverness Center Drive, Unit 250-C  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred and Fifty Thousand Dollars and Zero Cents (\$350,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Beaumont Village, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Bobby MC Properties, LLC, an Alabama Limited Liability Company, (hereinafter referred to as GRANTEE), the following described non-homestead real estate, situated in Shelby County, Alabama, to wit:

Unit 250-C, in Beaumont Village Condominium, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20080328000126220, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in The Condominium Plat of Beaumont Village Condominium, in Map Book 39, page 129, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Beaumont Village Association Inc., are attached as Exhibit "C" thereto, and the Articles of Incorporation of Beaumont Village Association Inc. as recorded in Instrument 20080328000126230, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "E".

Restrictions appearing of record in Instrument 20060411000166620, in the Probate Court of Shelby County, Alabama but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Mis. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Agreement for Covenants as recorded in Instrument 20060607000270390, in the Probate Office of Shelby County, Alabama.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Alabama Condominium Ownership Act, Chapter B, Section 35-8-1 et seq., Code of Alabama, 1975 or as set forth in the Declaration of Condominium of Beaumont Village Condominium, a condominium, dated 3-28-2008 and recorded in Instrument 20080328000126220, in the Probate Office of Shelby County, Alabama; in the By-Laws of Beaumont Village Association, Inc. recorded as Exhibit C to the Declaration of Condominium of Beaumont Village Condominium; and in the Articles of Incorporation of Beaumont Village Association, Inc., as recorded in Instrument 20080328000126230 in said Probate Office.

This General Warranty Deed is encumbered by a mortgage by Regions Bank and/or its successors and/or assigns, as their interests may appear, in the monetary amount of Two Hundred and Eighty Thousand Dollars and Zero Cents (\$280,000.00), on the 15<sup>th</sup> day of May, 2008.

**TO HAVE AND TO HOLD**, unto the said GRANTEE, its heirs and assigns forever.

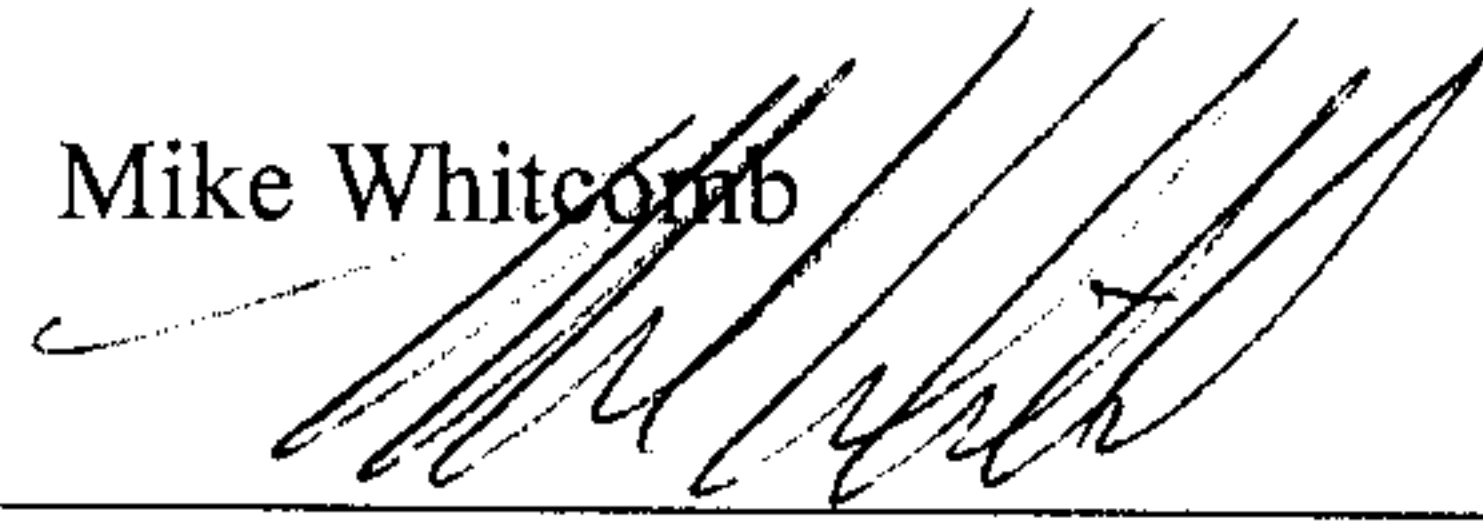
And the GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the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

**IN WITNESS WHEREOF**, the said GRANTOR, has hereto set its signature and seal, this 15<sup>th</sup> day of May, 2008.

GRANTOR:

Beaumont Village, LLC

By: Mike Whitcomb



Shelby County, AL 07/11/2008  
State of Alabama

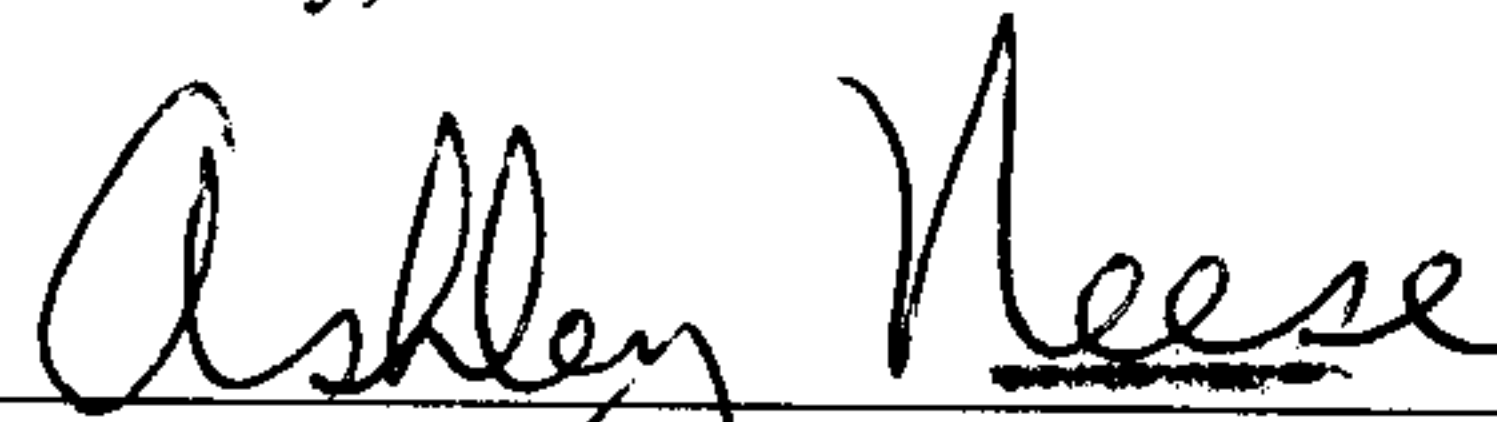
Its: managing member

Deed Tax: \$70.00

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mike Whitcomb, whose name is signed to the foregoing instrument for and on behalf of Beaumont Village, LLC, an Alabama Limited Liability Company, with all requisite corporate authority, and who is known to me or who was made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15<sup>th</sup> day of May, 2008.



Notary Public

My Commission Expires: \_\_\_\_\_

ASHLEY NEESE

My Commission Expires: 05/15/2011



20080711000279840 2/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
07/11/2008 10:48:39AM FILED/CERT