

KC8-16968

20081003000391600 1/2 \$149.00
Shelby Cnty Judge of Probate, AL
10/03/2008 08:39:20AM FILED/CERT

Shelby County, AL 10/03/2008
State of Alabama

Deed Tax: \$135.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

BATES HUBBARD PROPERTIES, LLC

PADEN & PADEN, PC

2275 Green Springs Hwy

5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

Birmingham, AL 35205

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS 00/100 (\$135,000.00)** to the undersigned grantor, CADENCE BANK, a/an , in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **BATES HUBBARD PROPERTIES, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 19, 20, 21, 25, 26, 27, 28, 29 and 35, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.**
3. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**
4. **RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2004-50117; INST. NO. 2004-6193 AND INST. NO. 2005-22413.**
5. **ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED DATED THE 5TH DAY OF DECEMBER, 2007, AND RECORDED IN INST. NO. 20080220000069530 (LOT 19); INST. NO. 20080220000069470 (LOT 20); INST. NO. 20080220000069510 (LOT 21); INST. NO. 20080220000069520 (LOT 25); INST. NO. 20080220000069540 (LOT 26); INST. NO. 20080220000069550 (LOT 27); INST. NO. 20080220000069500 (LOT 28); INST. NO. 20080220000069460 (LOT 29) AND INST. NO. 20080220000069560 (LOT 35), IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, OF THAT CERTAIN MORTGAGE EXECUTED BY DESIGN MARK BUILDERS, LLC TO CADENCE BANK, N.A., RECORDED IN INST. NO. 20061116000562410 (LOT 19); INST. NO. 20061116000562400 (LOT 20); INST. NO. 20080220000069510 (LOT 21); INST. NO. 20061116000562380 (LOT 25); INST. NO. 20061116000562370 (LOT 26); INST. NO. 20080220000069550 (LOT 27); INST. NO. 20061116000562350 (LOT 28); INST. NO. 20061116000562340 (LOT 29) AND INST. NO. 20061116000562330 (LOT 35). SAID RIGHTS TO EXPIRE ONE (1) YEAR FROM THE 5TH DAY OF DECEMBER, 2007.**

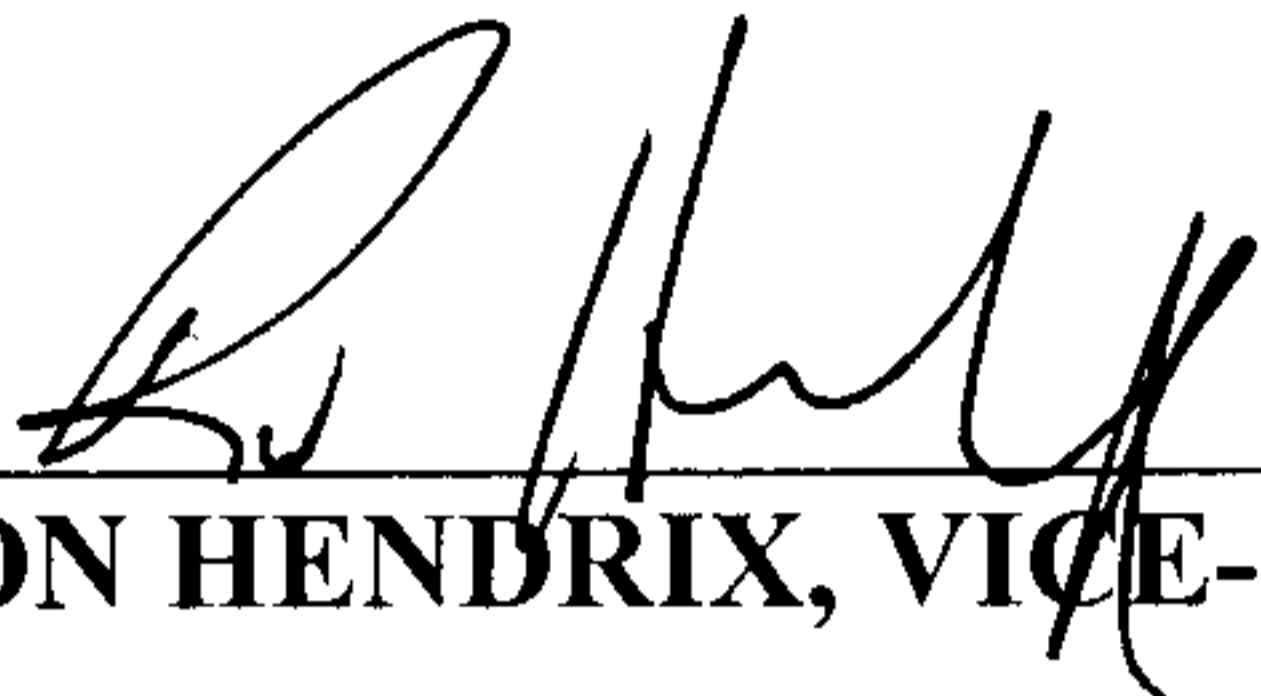
\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **CADENCE BANK**, by **RON HENDRIX** its **VICE-PRESIDENT**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29th day of September, 2008.

CADENCE BANK


RON HENDRIX, VICE-PRESIDENT

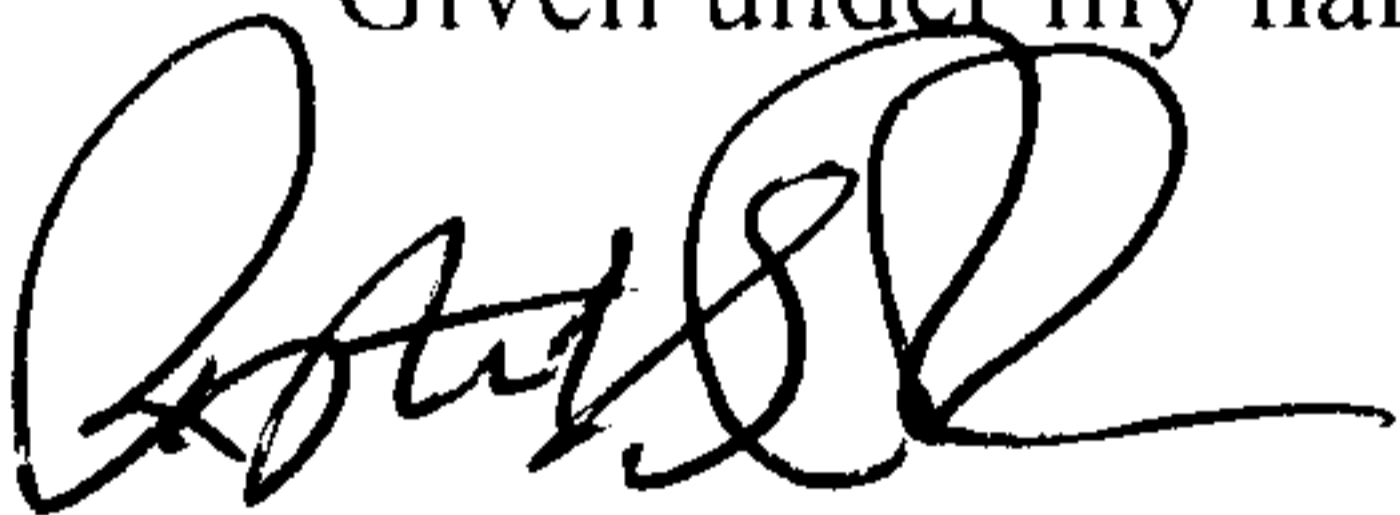
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RON HENDRIX**, whose name as **VICE-PRESIDENT** of **CADENCE BANK**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand this the 29th day of September, 2008.



Notary Public

My commission expires:



