

This instrument was prepared by:
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2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Coosa Pines Federal Credit Union
17591 Plant Road
Childersburg, Alabama 35044

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Double J & O, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **COOSA PINES FEDERAL CREDIT UNION**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4A, according to the Resurvey of Lots 3, 4 & 5, Chelsea Pointe as recorded in Map Book 41, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama; situated in Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009.
2. Public utility easements as shown by recorded plat, including a 20 foot drainage and utility easement on the East side of Lot 4A; and a 15 foot drainage and utility easement on the South side of Lot 4A.
3. Declaration of Restrictive Covenants, Easements and Operating Agreement as recorded in Instrument #200807000366510, in the Probate Office of Shelby County, Alabama.
4. First Amendment to Declaration of Restrictive Covenants, Easements and Operating Agreement as recorded in Instrument #20080221000071160, in said Probate Office.
5. Declaration of Easements by and between MJM Chelsea, LLC and Double J & O, LLC, as recorded in Instrument #20070807000366520, in said Probate Office.
6. Outparcel Declaration of Restrictive Covenants between Double J & O, LLC and Superior Bank, recorded in Instrument #20070807000366520, in said Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 38, Page 146, and map Book 41, Page 3, in said Probate Office.
8. Easement Distribution Facilities granted to Alabama Power Company as recorded in Instrument #20080401000129960, in said Probate Office.
9. Easement granted to Bellsouth Telecommunications, Inc. d/b/a AT&T Alabama, as shown by Instrument #20071024000491990, in said Probate Office.
10. Easement to Alabama Gas Corporation as recorded in Instrument #20070312000109180, in said Probate Office.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 336, Page 4 and Deed Book 330, Page 621, in said Probate Office.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs, successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 25th day of March, 2009.

Double J & O, LLC

Anthony Joseph
Anthony Joseph, Managing Member

Kathy Joseph
Kathy Joseph, Managing Member

Gail Owen
Gail Owen, Managing Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anthony Joseph, Kathy Joseph and Gail Owen, whose names as Managing Members of Double J & O, LLC, an Alabama Limited Liability Company, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Members and with full authority, signed the same voluntarily for and as the act of said limited liability company.

March, 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires:

6-5-2011

Shelby County, AL 04/07/2009
State of Alabama

Deed Tax: \$627.50