

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Hartwood Homes
P.O. Box 175
Jemison, AL 35085

STATUTORY WARRANTY DEED

NEITHER TITLE NOR SURVEY WERE EXAMINED BY PREPARER.

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Hartwood Homes, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 189, according to the Map of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Lexington Parc Homeowners Association, Inc. whether existing on the date of this deed or adopted in the future; (5) All outstanding rights of redemption (it being expressly understood by Grantee by acceptance of this deed that Grantee or his successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from the borrower foreclosed upon to the Grantor herein; (6) Matters that would be revealed by an accurate survey.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

28th **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the
day of March, 2010.

Union State Bank

By: _____

Its: _____

Jefferson **STATE OF ALABAMA)
COUNTY)**

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas G. Thornton, whose name as ATP of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 28th day of March, 2010.

Notary Public

My Commission Exp 2-10-2011

Shelby County, AL 04/26/2010

State of Alabama

Deed Tax : \$18.00



20100426000126180 1/1 \$29.00
Shelby Cnty Judge of Probate, AL
04/26/2010 02:56:51 PM FILED/CERT