



20100804000248900 1/2 \$109.50  
Shelby Cnty Judge of Probate, AL  
08/04/2010 12:34:39 PM FILED/CERT

Send tax notice to:  
WILLIAM C. KUEHNER

This instrument prepared by:  
Charles D. Stewart, Jr.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2010292

\$94,153

Shelby COUNTY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, DDF TWO, L.L.C. (hereinafter referred to as "Grantor") by WILLIAM C. KUEHNER and LINDSAY P. KUEHNER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5 ACCORDING TO THE SUBDIVISION OF YELLOWLEAF CREEK FARMS AS RECORDED IN MAP BOOK 41, PAGE 83, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not yet due and payable until October 1, 2010.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 327, Page 553; Instrument #1997-9552; Instrument #2000-4451; Instrument #2001-21744; and Instrument #20091123000434130. The final policy will insure the insured against loss or damage sustained by insured due to strip or open pit method of mining not consented by insured or compensated for surface damages.
3. 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.

Shelby County, AL 08/04/2010  
State of Alabama  
Deed Tax : \$94.50

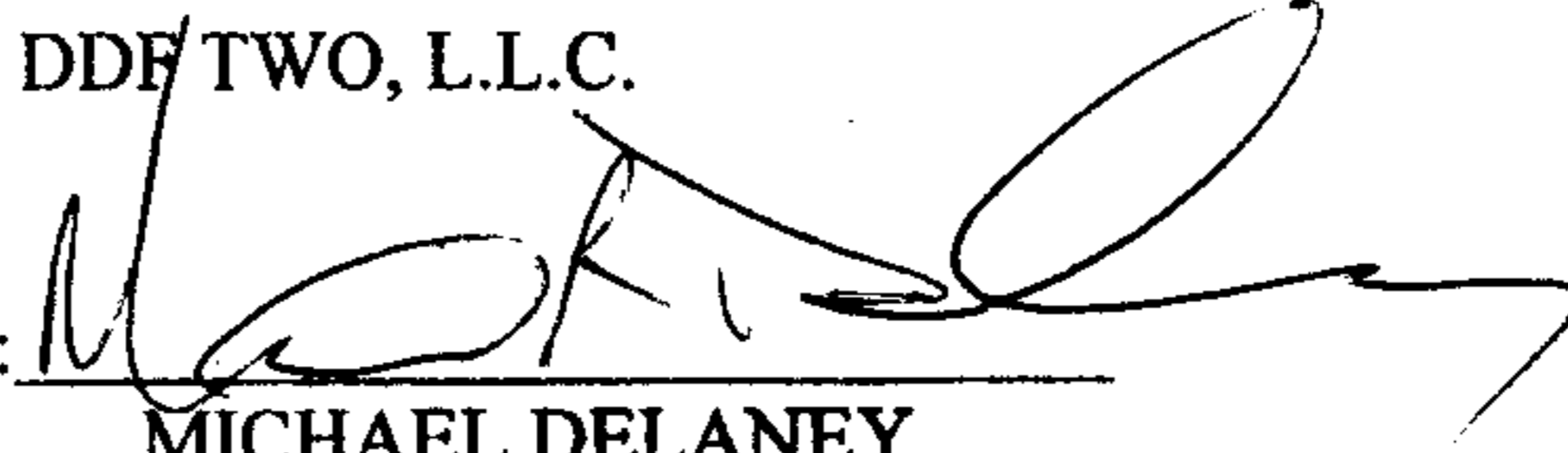


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TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, DDF TWO, L.L.C., by MICHAEL DELANEY its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27th day of July, 2010.

DDF TWO, L.L.C.


By:   
MICHAEL DELANEY

ITS MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF ~~SHELBY~~ MOBILE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL DELANEY, whose name as MANAGING MEMBER of DDF TWO, L.L.C., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 27th day of July, 2010.

  
Notary Public  
Print Name: CAROLYN RUSSELL  
Commission Expires: 1/25/14

