



20100812000257740 1/2 \$336.50
Shelby Cnty Judge of Probate, AL
08/12/2010 10:30:11 AM FILED/CERT

Send tax notice to:
Michael F. Donahoo
Vanessa G. Donahoo
Shane W. McMillan
3656 Cahaba Beach Road
Birmingham, AL 35242

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Value \$320,500

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, Michael F. Donahoo and Vanessa G. Donahoo, Husband and Wife, and Shane W. McMillan, a Married Man, (hereinafter referred to as the "Grantor") to Cahaba Management, LLC, an Alabama Limited Liability Company, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commencing at the Southeast corner of said forty acres and run Northerly along the East boundary of said forty acres 660 feet; thence run West to point on the West margin of the Cahaba Beach Road, for the point of beginning of lot herein described, from said point of beginning, continue West 264 feet to a point, thence in a Northerly direction 165 feet, thence East 264 feet, more or less, to West boundary of said Cahaba Beach Road; thence in a Southerly direction along the West boundary of said Cahaba Beach Road 165 feet to point of beginning; being situated in Shelby County, Alabama.

THE ATTORNEY IN THIS TRANSACTION HAS NOT EXAMINED TITLE TO THE PROPERTY AND HAS ACTED MERELY AS A SCRIVENER IN PREPARING THE DOCUMENTS FOR THIS TRANSACTION.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF ANY OF THE PARTIES HERETO, NOR THAT OF THEIR SPOUSES.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.
5. Current Mortgage indebtedness, which Grantee herein agrees to assume and pay.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, 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 Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9th day of August, 2010.

Michael F. Donahoo
Michael F. Donahoo

Vanessa G. Donahoo
Vanessa G. Donahoo

Shane W. McMillan
Shane W. McMillan

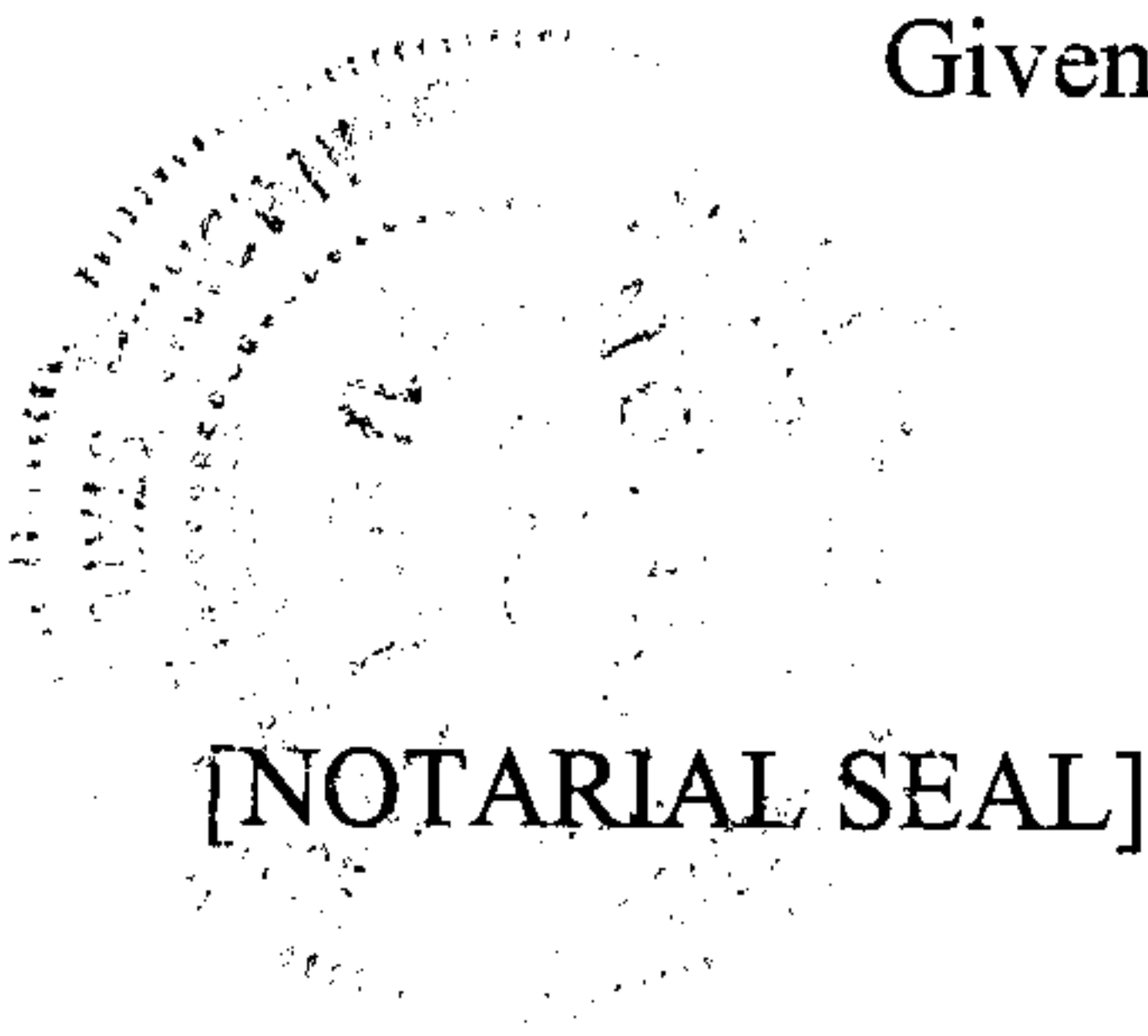
STATE OF ALABAMA)

Deed Tax : \$320.50

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael F. Donahoo and wife, Vanessa G. Donahoo, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2010.



Dana C. Wilton
Notary Public
My Commission expires: 4/23/11

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Shane W. McMillan, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2010.



Dana C. Wilton
Notary Public
My Commission expires: 4/23/11