


THIS INSTRUMENT PREPARED BY AND
FOLLOWING RECORDING RETURN TO:
LORI A. BROWN-JAMES, ESQ.
WILSON, DILLON, PUMROY & JAMES, L.L.C.
1431 LEIGHTON AVENUE (36207)
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
TELEPHONE (256) 236-4222


20110301000068690 1/4 \$281.00
Shelby Cnty Judge of Probate, AL
03/01/2011 01:29:09 PM FILED/CERT

MAILING ADDRESS FOR
PROPERTY TAX PURPOSES:

P.O. Box 540
Daingerfield AL 35064

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, Shiloh Creek, L.L.C., an Alabama limited liability company (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Greater Birmingham Habitat for Humanity, Inc., an Alabama non-profit corporation (herein referred to as "Grantee"), the following described real estate (the "real estate") situated, lying and being in Shelby County, Alabama, to-wit:

See Exhibit "A" attached to this General Warranty Deed for the legal description of the real estate conveyed by Grantor to Grantee pursuant to this General Warranty Deed.

The conveyance of the real estate from Grantor to Grantee is expressly made subject to those matters shown on Exhibit "B" attached to this General Warranty Deed.

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

GRANTOR, for itself and its successors, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple title of said real estate; that said real estate is free from all encumbrances unless otherwise stated above; that Grantor has a good right to sell and convey the real estate as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the title to the real estate to said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Shelby County, AL 03/01/2011
State of Alabama
Deed Tax: \$260.00

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 23rd day of February, 2011.

Shiloh Creek, L.L.C., an Alabama limited liability company

By: ASKJ, LLC, its Sole Member

By: 

John H. Street, Jr.

Its: Sole Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John H. Street, Jr., whose name as Sole Member of ASKJ, LLC, which is the Sole Member of Shiloh Creek, L.L.C., is signed to the foregoing General Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this General Warranty Deed, he, as such Sole Member of ASKJ, LLC which is the Sole Member of Shiloh Creek, L.L.C., executed the same voluntarily on behalf, on the day the same bears date.

Given under my hand and seal this 23rd day of February, 2011.


NOTARY PUBLIC

My Commission Expires: _____



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Exhibit "A"

Lots 58 – 61 inclusive, 82 – 85 inclusive, and 116 – 133 inclusive, according to the Final Plat of Shiloh Creek, Sector One, Plat II, as recorded in Map Book 42, Page 43, in the Probate Office of Shelby County, Alabama.

Exhibit "B"

The conveyance of the real estate from Grantor to Grantee is expressly made subject to the following matters:

- (i) Property taxes for 2011 and all years subsequent thereto;
- (ii) Any prior reservation or conveyance, together with release of damages of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the real estate;
- (iii) 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 Deed Book 121, Page 175.
- (iv) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20060414000173990.
- (v) Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 98, Page 77; Deed Book 121, Page 359; and Deed Book 136, Page 292.
- (vi) Restrictions and Covenants recorded in Book ____, Page 20110301000068690

The recording references above, unless otherwise indicated, refer to the records maintained in the Probate Office of Shelby County, Alabama.