


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Legacy Community Federal Credit Union
P. O. Box 55377
Birmingham, AL 35255-5377

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20111229000396770 1/2 \$474.00
Shelby Cnty Judge of Probate, AL
12/29/2011 04:10:26 PM FILED/CERT

That in consideration of Four Hundred Fifty-Nine Thousand and 00/100 (\$459,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Prickett Partners, LLLP**, A Florida limited partnership, does hereby grant, bargain, sell and convey unto **Legacy Community Federal Credit Union**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-B, according to the Survey of Final Plat of Colonial Promenade Alabaster Lot 14 Subdivide, as recorded in Map Book 41, Page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2012 and subsequent years; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Right of way granted to Alabama Power Company by instruments recorded in Deed Book 48, Page 584; Deed Book 130, Pages 89, 91 and 94; Deed Book 145, Page 297; Deed Book 169, Page 335; Deed Book 181, Pages 212 and 229; and Deed Book 207, Page 676; (4) Property abuts I-65, a limited access way, with rights of access limited to those points designated by the Department of Transportation or other appropriate department; (5) Agreement for water line easement to Alabaster Water and Gas Board recorded in Instrument 1992-21213; (6) Restrictions as to uses declared in that certain I-65, Exit 238 Redevelopment Plan adopted by the City of Alabaster, Alabama, as may be amended from time to time, as set out on deed recorded in Instrument #20040218000085080; Instrument 20040218000085110; Instrument #20040218000085140; and Instrument #2004021100072140 aforesaid records; (7) Easements with Covenants and Restrictions Affecting Land ("ECR") recorded in Instrument #20040507000243250 and First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Instrument #20040507000243260; (8) Alabaster Development Agreement recorded in Instrument Number 20050712000346700; (9) Easement for Alabama Power Company recorded in Instrument Number 20050802000388790; (10) Building line, as shown by map recorded in Map Book 35, Page 102 A and B; (11) Declaration of Covenants, Conditions and Restrictions and Operating Agreement between Colonial Properties Services, Inc. and Prickett Partners, LLLP, recorded of even date.

Grantor makes no warranties as to title to the mineral and/or mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its General Partners, who are authorized to execute this conveyance, have hereto set their signatures and seals this 23rd day of December, 2011.

PRICKETT PARTNERS, LLLP

By: 

JOHN R. PRICKETT, JR., TRUSTEE OF
THE JOHN R. PRICKETT, JR. FAMILY
TRUST dated December 19, 2002
(GENERAL PARTNER)

By: 

CYNTHIA C. PRICKETT, TRUSTEE OF
THE CYNTHIA C. PRICKETT FAMILY
TRUST, dated December 19, 2002
(GENERAL PARTNER)

STATE OF Virginia
COUNTY OF Bath

20111229000396770 2/2 \$474.00
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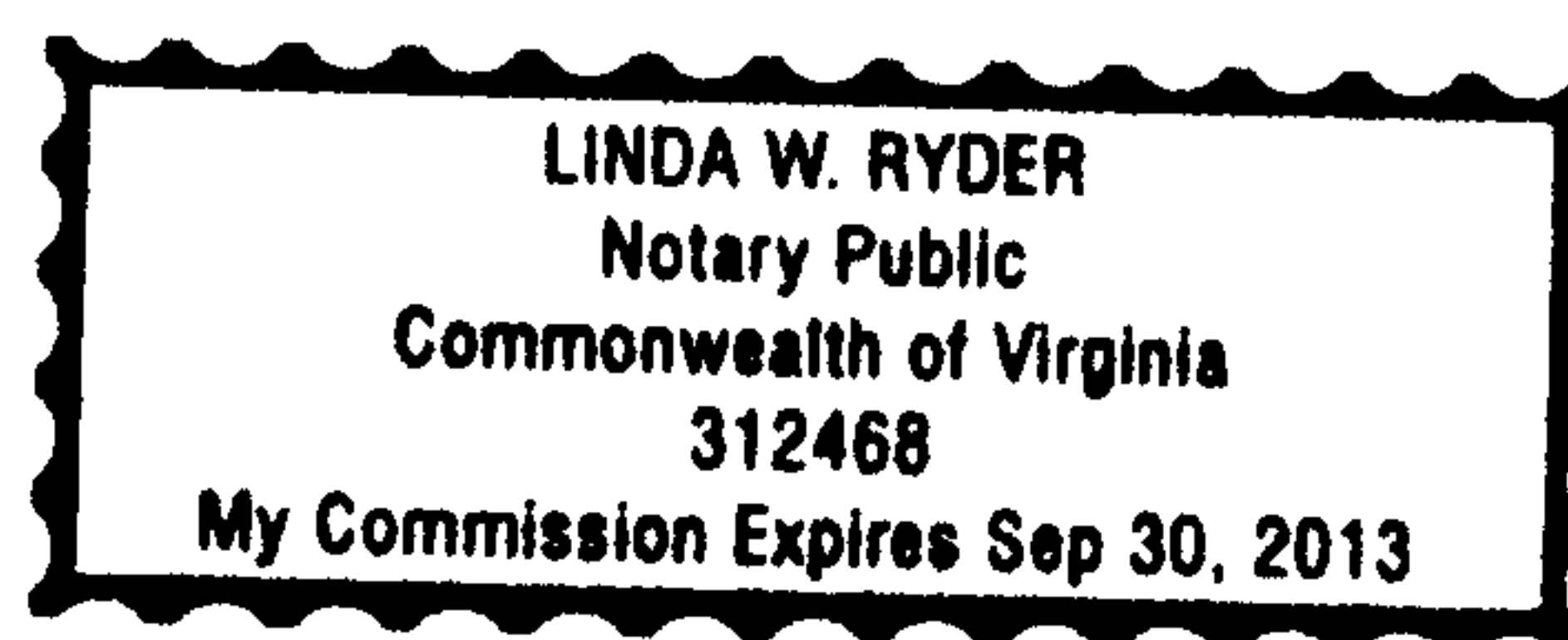
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Prickett, Jr., Trustee of the John R. Pickett, Jr. Family Trust dated December 19, 2002, whose name as General Partner of Prickett Partners, LLLP, a Florida limited partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

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

My Commission Expires:

9/30/13

Linda W. Ryder
Notary Public



STATE OF Virginia
COUNTY OF Bath

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia C. Prickett, Trustee of the Cynthia C. Prickett Family Trust dated December 19, 2002, whose name as General Partner of Prickett Partners, LLLP, a Florida limited partnership, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

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

My Commission Expires:

Linda W. Ryder
Notary Public

