

This instrument prepared by:
Patrick F. Smith
2501 20th Place South, Ste. 420
Birmingham, AL 35223

SEND TAX NOTICE TO:
E & L Properties, LLC
420 1st Street North
Alabaster, Alabama 35007

STATUTORY WARRANTY DEED

With Retained Vendor's Lien

STATE OF ALABAMA)
SHELBY COUNTY)

20120111000014810 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
01/11/2012 02:01:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Seven Hundred Thirty Thousand dollars and Zero cents (\$730,000.00)** in hand paid by **E & L Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "GRANTEES") to **Renee Clayton, an unmarried woman** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **E & L Properties, LLC, an Alabama Limited Liability Company**, the following described real estate in **Shelby County, Alabama**, to wit:

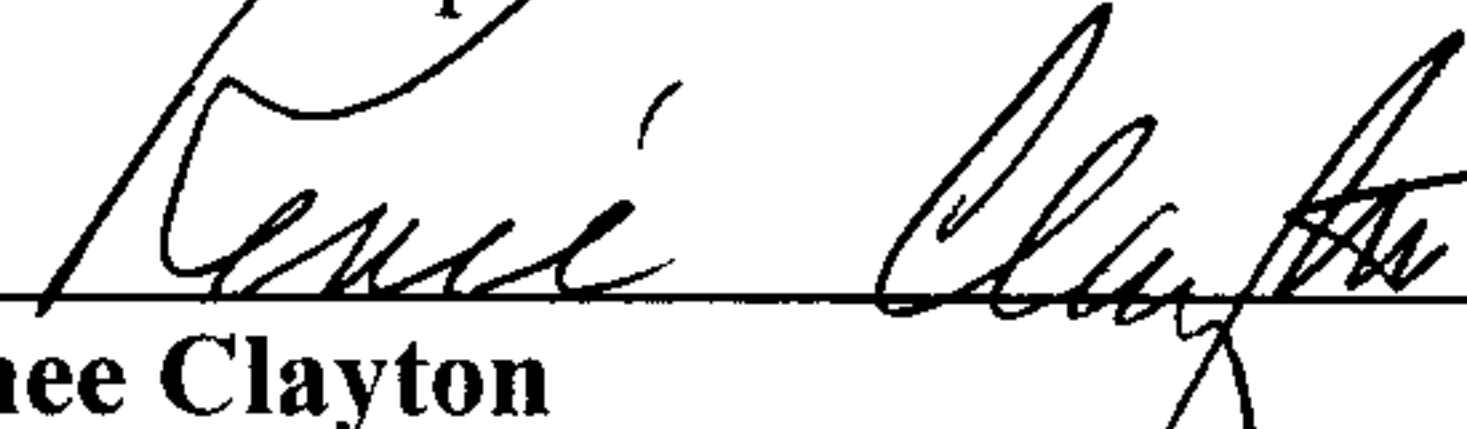
A parcel of land situated in the Southeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being part of Lots 27 and 28, Block 2, according to the Survey of Nickerson Scott Subdivision as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby county, Alabama, said parcel being more particularly described as follows:

Commence at the Northwest corner of Lot 28, Block 2, according to the Survey of Nickerson Scott Subdivision as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby County, Alabama; thence run N89°57'53"E along the Northerly line of said lot and along the Southerly right of way of 5th Avenue Northeast for 67.82 feet to a concrete right of way monument on the Easterly right of way of U.S. Highway 31, being the Point of Beginning of the herein described parcel; thence continue N89°57'53"E along said right of way for 178.18 feet to an iron spindle; thence run S02°20'47"W for 126.07 feet to a crimped iron pipe; thence run N87°26'08"W for 179.07 feet to a crimped iron pipe on the Easterly right of way of U.S. Highway 31; thence run N02°51'03"E along said Easterly right of way for 117.99 feet to the Point of Beginning.

Subject to restrictions, public utility easements and building setback lines as shown on the recorded map of Nickerson Scott Subdivision, Block 2, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama; ad valorem taxes for the year 2012, which are a lien but which are not yet due and payable; and ad valorem taxes for future years. The entire purchase price is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD, to the said **GRANTEE** and **GRANTEE's** successors, transferees and assigns forever, provide however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**, reserving unto the **GRANTOR** however, a **VENDOR'S LIEN** for the purchase price set forth hereinabove, said lien to encumber said property conveyed herein until such time as the **GRANTEE** shall receive payment in full of all sums recited hereinabove as the consideration for the conveyance of the property.

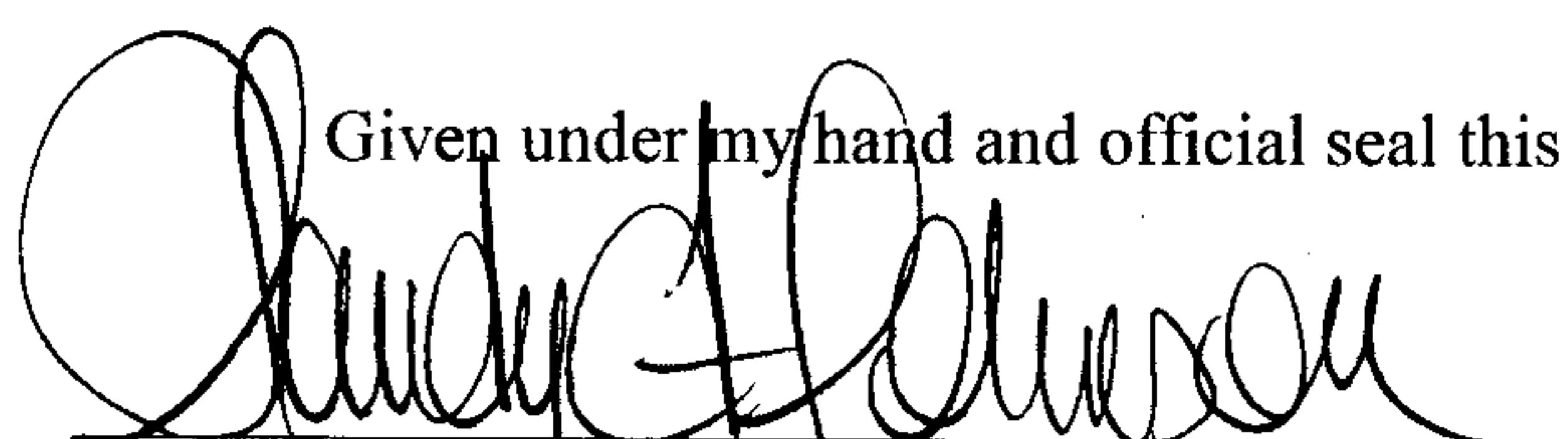
IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **29th day of December, 2011**.



Renee Clayton

STATE OF ALABAMA §
 §
SHELBY COUNTY §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Renee Clayton whose name 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 foregoing, she executed the same voluntarily on the day the same bears date.



Notary Public
Commission expires:

FILE NO: 20110138

