MORTGAGE COVERS PRUCHASE PRICES. DOCUMENTS ARE BEING RECORDED SIMULTANEOUSLY.

20061129000578980 1/1 $12.00
Shelby Cnty Judge of Probate,AL
11/29/2006 01:19:30PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sproul Building Co., Inc.
P.O. Box 361321
Birmingham, Alabama 35238

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Five Thousand and 00/100 ($75,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **The Sproul Company of Alabama, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sproul Building Co., Inc.,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 52, according to the Final Record Plat of Bridgewater Park, as recorded in Map Book 34, Page 95 A&B, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2007 and subsequent years not yet due and payable until October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **10th** day of **November, 2006.**

The Sproul Company of Alabama, Inc.

Robert G. Sproul, Jr., President

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert G. Sproul, Jr., whose name as President of The Sproul Company of Alabama, Inc., an Alabama corporation, 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 as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of November, 2006.

NOTARY PUBLIC
My Commission Expires: 6-5-2007

Alliant Bank