

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Vines Construction Company, Inc.

1 Bent Rail Lane
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Six Thousand Five Hundred dollars and Zero cents (\$26,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bagley Properties, L.L.C., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Vines Construction Company, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36 A, according to the map of Ammersee Lakes, Second Sector as recorded in Map Book 36, Page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

ADDITIONAL RESTRICTIONS FOR LOT 36 A:

Single level home must be minimum 1400 sq. ft. of heated floor space.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of May, 2007.

(SEAL)

(SEAL)
Bagley Properties, L.L.C.
Tom Bagley, Managing Member

STATE OF ALABAMA


}

General Acknowledgment

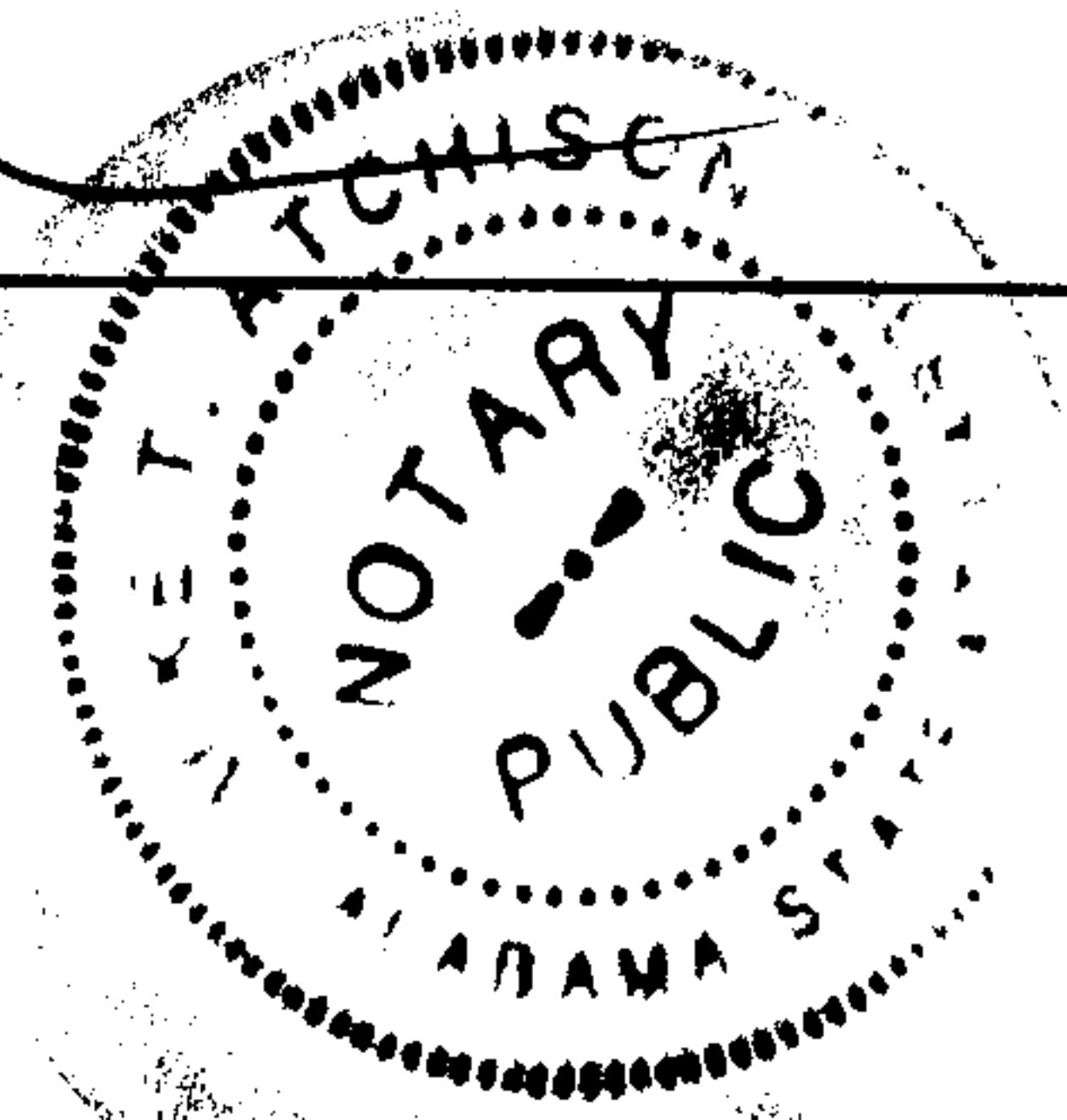
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Bagley Properties, L.L.C., by Tom Bagley whose name is signed to the foregoing conveyance as Managing Member, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 2007.


20070607000265120 1/1 \$37.50
Shelby Cnty Judge of Probate, AL
06/07/2007 08:44:58AM FILED/CERT

Notary Public
My Commission Expires: 10/16/08



Shelby County, AL 06/07/2007
State of Alabama

Deed Tax: \$26.50