

This Instrument Prepared By:
James F. Burford, III Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
CHARLES L. ROGERS
303 ROUNDABOUT DR.
TWISSVILLE, AL.
35173

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty thousand and 00/100Dollars (\$30,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Applegate Realty, Inc. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto C & L Builders Group, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 23 and 24, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions and rights of way of record; (3) Covenants of record; (4) Mineral and mining rights not owned by the Grantor; (5) Use of land as a public roadway as referenced in Instrument number 1997-6989.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators 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 undersigned, Applegate Realty, Inc. has hereunto set its hand and seal, this the 5 day of MARCH, 2003.

Applegate Realty, Inc.

By: Randall H. Goggans
Randall H. Goggans

Its: President

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of Applegate Realty, Inc. a 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 5 day of MARCH, 2003.

[Signature]
Notary Public

My Commission Expires: 3.1.06