

This instrument was prepared by:
HARRY W. GAMBLE
4290 Hwy 52, Suite G
Helena, Alabama 35080

Send tax notice to:

3311 G AL #2
MONTEVALLO AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **LONG BRANCH, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SWEENEY HOMEBUILDERS, INC.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 124, 101, 107, 108, 104, 137, 138, 139, 113, and 115 according to the Final Plat of Long Branch Estates, Phase 1, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO easements, reservations, restrictions and covenants, set back lines and rights of way, if any, of record.

\$320,000.00 of the purchase price recited above was paid from mortgage loans closed simultaneously herewith.

To Have And To Hold to the said grantees, his her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Long Branch, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

24th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of January, 2005.

Long Branch, LLC

By: [Signature] (SEAL)
Scott Johnson
Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that SCOTT JOHNSON, whose name as Managing Member of Long Branch, LLC. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2005.

[Signature]
Notary Public
My Commission Expires: 3/1/08