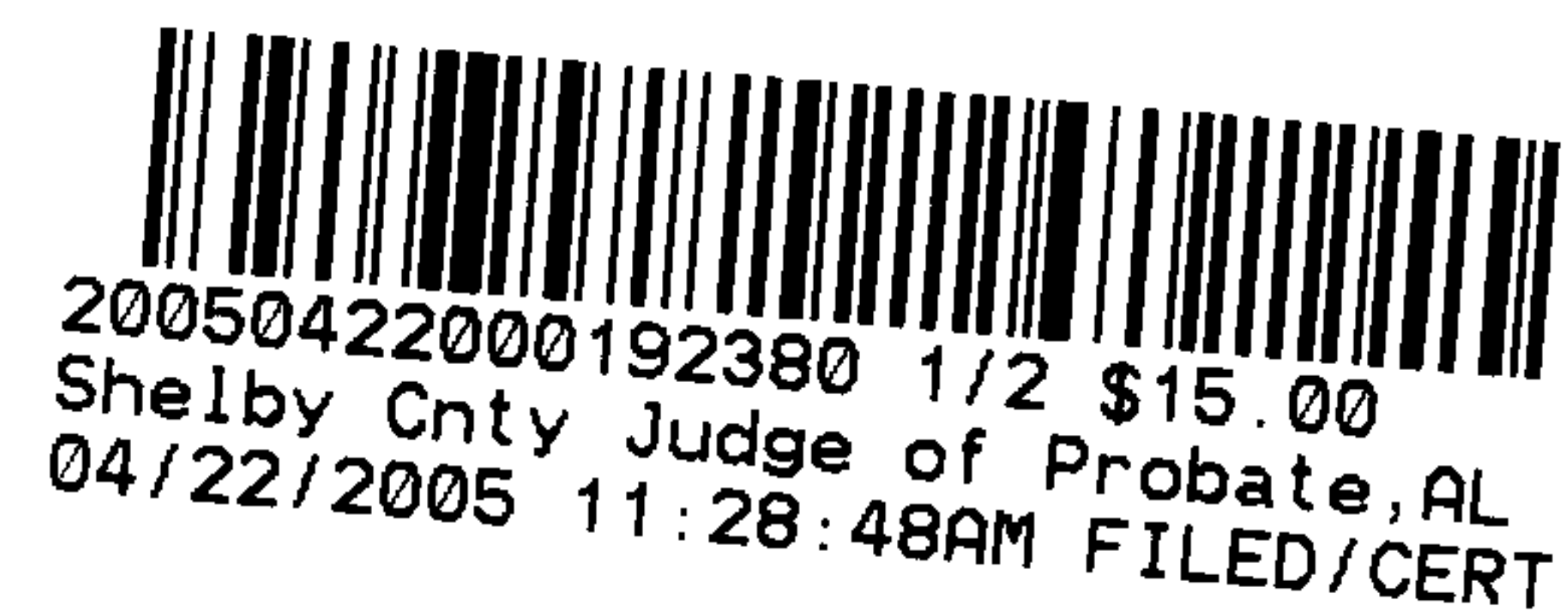


12374
SC



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

PADEN & PADEN
5 Riverchase Ridge
Birmingham, Alabama 35244

TTS CONSTRUCTION, LLC
414 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$25,000.00) to the undersigned grantor, CHANCELLOR'S CROSSING, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto TTS CONSTRUCTION, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1 ACCORDING TO THE SURVEY OF CHANCELLORS CROSSINGS AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 28, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. DECLARATION OF PROTECTIVE COVENANTS FOR CHANCELLOR'S CROSSING PHASE I AS RECORDED IN INSTRUMENT NO. 2002-05207.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 112, PAGE 117 AND 191; DEED BOOK 111, PAGE 415, DEED BOOK 107, PAGE 266 AND DEED BOOK 105, PAGE 262.
6. RESERVATIONS LIMITATIONS AND CONDITIONS AS SET OUT IN EASEMENTS FOR EGRESS AND INGRESS AS RECORDED IN INSTRUMENT NO. 2000-16507 AND INSTRUMENT NO. 2000-16508.
7. AGREEMENT AS RECORDED IN REAL 187, PAGE 272.
8. FLOOD RIGHTS ACQUIRED BY ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 261, PAGE 208.
9. TERMS CONDITIONS AND LIMITATIONS AS SET OUT IN COVENANT SETTLEMENT WITH LENNIS W. CAUDILL IN RE CASE NO. CV91-879-NE AND SET OUT IN INSTRUMENT NO. 1992-15943.
10. TITLE TO ALL OIL GAS AND MINERALS AS RECORDED IN VOLUME 194, PAGE 285 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20031001000661080 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$156,000.00 of the consideration herein derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHANCELLOR'S CROSSING, LLC, by its MEMBER, GARY L. THOMSPSON, SR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of April, 2005.

CHANCELLOR'S CROSSING, LLC

By: Gary L. Thompspon
GARY L. THOMSPSON, SR., MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY L. THOMSPSON, SR., whose name as MEMBER of CHANCELLOR'S CROSSING, LLC, an Alabama Limited Liability Company, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 13th day of April, 2005.

[Signature]
Notary Public

My commission expires: 9.29.06