

Shelby County, AL 10/13/2005 State of Alabama

Deed Tax: \$240.00

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To:
Michael A. Raita
470 Autumn Ridge Drive
Chelsea, Alebama 35051
Columbiana, Alabama 35051

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seven Hundred Thousand and 00/100 (\$700,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **T&T Quality Homes 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, **Michael A. Raita**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shellby**, State of Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject To:

Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$460,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HA\'E 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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19th day of September, 2005.

T & T Quality Homes Inc.

Barry J. Turpin, President

STATE OF ALABAMA

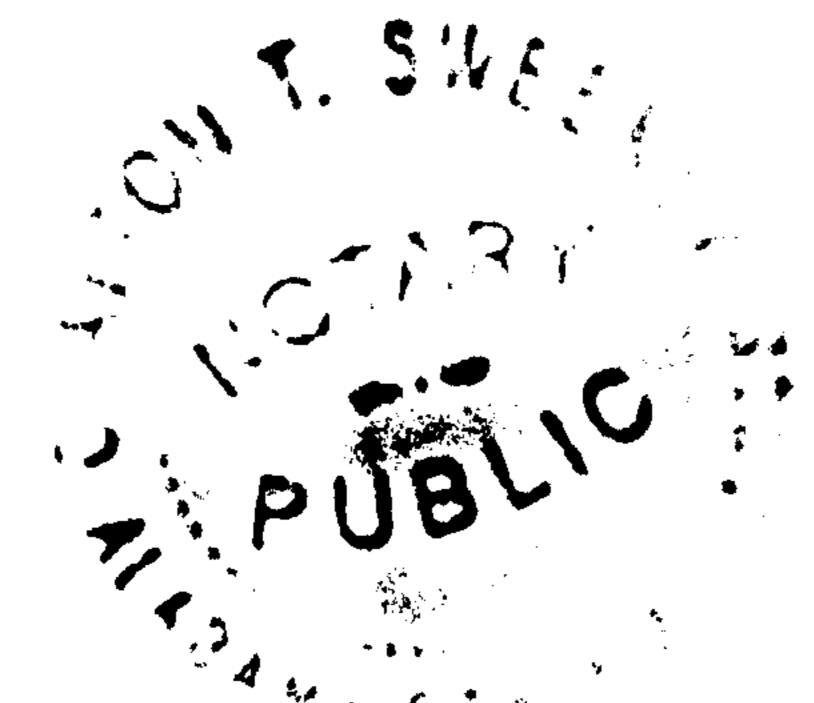
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Barry J. Turpin, whose name as President of T & T Quality Homes 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 19th day of September, 2005.

NØTARY PUBLIC

My Commission Expires:



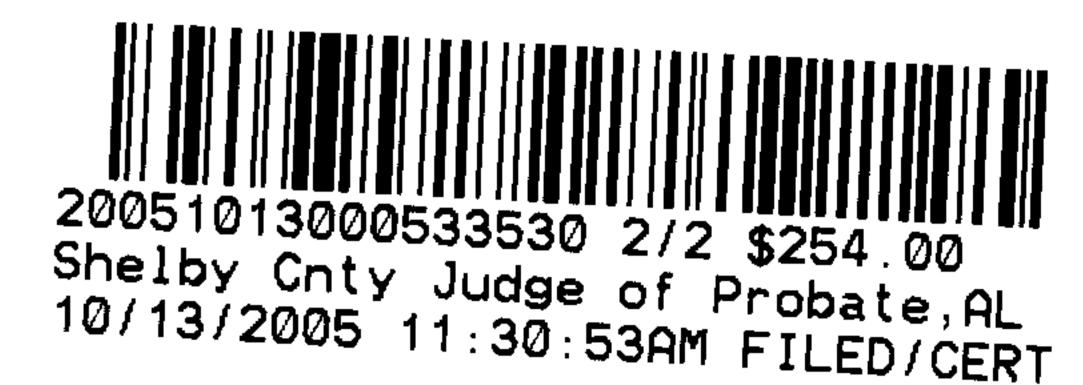


EXHIBIT "A"

Commence at \$\alpha\$ 2" open top pipe in place accepted as the Northwest corner of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, as the point of beginning; from this point of beginning proceed North 88 degrees 33 minutes 46 seconds East along the North boundary of Section 10 for a distance of 435.14 feet to a ½" capped rebar in place; thence proceed South 5 degrees 10 minutes 03 seconds West for a distance of 502.55 feet to a ½" capped rebar in place; thence proceed South 41 degrees 31 minutes 52 seconds East for a distance of 1099.45 feet to a ½" capped rebar in place located on the South boundary of the NW 1/4 of Section 10; thence proceed South 88 degrees 55 minutes 27 seconds West along the South boundary of the NW 1/4 of the NW 1/4 for a distance of 1174.16 feet to an existing concrete monument in place accepted as the Southwest corner of the NW 1/4 of the NW 1/4 of Section 20; thence proceed North 2 degrees 22 minutes 14 seconds East along the West boundary of the NW 1/4 of the NW 1/4 for a distance of 1335.83 feet to the POINT OF BEGINNING.

The above described land is located in the NW 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

An Ingress and Egress and Utility Easement being more particularly described as follows: Commence at a 2" open top pipe ir place accepted as the Northwest corner of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, thence proceed North 88 degrees 33 minutes 46 seconds East along the north boundary of Section 10 for a distance of 1501.94 feet to a 1/2" capped rebar in place; thence proceed South 37 degrees 06 minutes 10 seconds East for a distance of 556.26 feet to a point; thence proceed South 30 degrees 12 minutes 15 seconds East for a distance of 731.22 feet to the point of beginning of the following described easement; thence continue South 30 degrees 12 minutes 15 seconds East for a distance of 55.0 feet to a point; thence proceed South 35 degrees 00 minutes 40 seconds West for a distance of 200,45 feet to a point; thence proceed South 32 degrees 43 minutes 42 seconds East for a distance of 51.34 feet to a point located on the south boundary of the NE 1/4 of the NW 1/4; thence proceed South 1 degree 30 minutes 34 seconds West for a distance of 911.30 feet to a point located on the north right of way of Tara Drive; thence proceed North 83 degrees 03 minutes 53 seconds West along the north right of way of Tara Drive for a distance of 30.13 feet to a point; thence proceed North 1 degree 30 minutes 34 seconds East for a distance of 907.19 feet to a point located on the south boundary of the Northeast 1/4 of the Northwest 1/4 of Section 10; thence proceed South 88 degrees 53 minutes 20 seconds West along the south boundary of the Northeast 1/4 of the Northwest 1/4 of Section 10 for a distance of 844.33 feet to a 2" capped pipe in place accepted as the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 10; thence proceed South 88 degrees 55 minutes 27 seconds West along the south boundary of the Northwest 1/4 of the Northwest 1/4 of Section 10 for a distance of 151.98 feet to a 1/2" capped rebar in place; thence proceed North 41 degrees 31 minutes 52 seconds West for a distance of 65.37 feet to a point; thence proceed North 88 degrees 49 minutes 42 seconds East for a distance of 789.96 feet to a point; thence proceed North 78 degrees 28 minutes 55 seconds East for a distance of 192.96 feet to a point; thence proceed North 53 degrees 11 minutes 54 seconds East for a distance of 79,43 feet to a point; thence proceed North 35 degrees 10 minutes 30 seconds East for a distance of 151.12 feet to the point of beginning.

Together with the right to use the easement as set out in Inst. #2001-56321, in the Probate Office of Shelby County, Alabama.

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