20051122000608680 1/2 $15.00
Shelby Cnty Judge of Probate, AL
11/22/2005 01:10:22PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Authentic Building Company, LLC
6300 Highway 17
Helena, AL 35080

WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Five Hundred Ninety-Eight Thousand and No/100, ($598,000.00), DOLLARS, in hand paid to the undersigned, Braveheart Building, L.L.C., a limited liability company, (hereinafter referred to as "GRANTOR"), by Authentic Building Company, LLC, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 105, 106, 107, 108, 109, 110, 111, 112, 113, 126, 127, 128, 129, 130, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152 and 153, according to the Survey of Rossburg Townhomes, as recorded in Map Book 36, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2005.
2. Building setback lines as per plat recorded in Map Book 36, Page 18 in the Probate Office.
3. Easements as shown by per plat recorded in Map Book 36, Page 18 in Probate Office.
4. Restrictions, covenants and conditions as set out in instrument to be recorded in the Probate Office.
5. Easements to South Central Bell as shown by instrument recorded in Deed Book 294, Page 581 in the Probate Office.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 36, Page 18 in the Probate Office.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

20051122000608680 2/2 $15.00
Shelby Cnty Judge of Probate, AL
11/22/2005 01:10:22PM FILED/CERT

And said Braveheart Building, L.L.C., a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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; that it will and its successors and assigns 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 said Braveheart Building, L.L.C., by its Member whose name is Price Hightower, is authorized to execute this conveyance, have hereto set his/her signature and seal, this 18th day of November, 2005.

Braveheart Building, L.L.C.

_____(SEAL)
BY: Price Hightower
ITS: Member

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Price Hightower whose names as Member of Braveheart Building, L.L.C., a 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of November, 2005.

_____
NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008