

PURCHASE PRICE OF PROPERTY \$119,500.00  
INITIAL FINANCING AMOUNT OF LOT #34 \$184,500.00  
INITIAL FINANCING AMOUNT OF LOT # 19 & 26 \$79,667.00

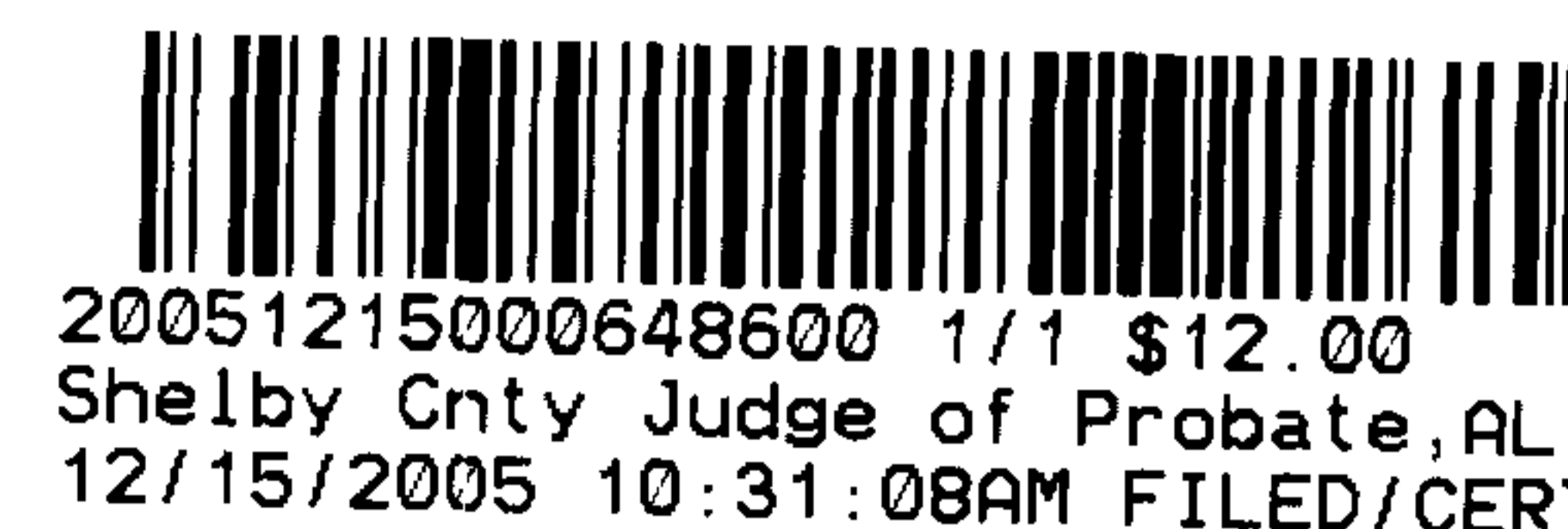
Send Tax Notice To:  
Hanks Homebuilding, Inc.

105 Smith Rd.  
Chelsea, AL 35043

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Nineteen Thousand Five Hundred and No/100 Dollars (\$119,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chelsea Ridge Estates, LLC**, an **Alabama Limited Liability Company** (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, Hanks Homebuilding, Inc., an Alabama corporation** (hereinafter referred to as **GRANTEE**), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lots 19, 26 and 34, according to the Survey of Chelsea Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.**

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE 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**, its successors and assigns forever.

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

IN WITNESS WHEREOF, said **GRANTOR** has hereunto set his hand and seal this the 10<sup>th</sup> day of **November, 2005**.

**Chelsea Ridge Estates, LLC**

  
**Donald M. Acton, Managing Member**

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Donald M. Acton**, whose name as **Managing Member of Chelsea Ridge Estates, LLC**, an **Alabama Limited Liability Company**, 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 **Managing Member** and with full authority, signed the same voluntarily for and as the act of said **Limited Liability Company**.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10<sup>th</sup> day of **November, 2005**.

  
**NOTARY PUBLIC**

My Commission Expires: Oct. 17, 2007

First Commercial Bank