This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
EV'NING SHADE BUILDERS, INC.
2970 CREEKVIEW DR
HOLMTOWN, AL.
35023

20051220000655800 1/1 $12.00
Shelby Cnty Judge of Probate, AL
12/20/2005 02:04:19PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON AND SHELBY COUNTIES)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-Five Thousand and No/100 Dollars ($125,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Timberlake Development, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Ev'ning Shade Builders, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

Lots 529 and 530, according to the Final Plat of Timberlake Sector 5, as recorded in Map Book 36, Page 11, in the Probate Office of SHELBY County, Alabama and recorded in Map Book 41, Page 47 in the Probate Office of JEFFERSON County, Alabama, Bessemer Division.

SUBJECT TO: (1) Taxes due in the year 2006 and thereafter; (2) Easements, restrictions, and rights-of-way of record including without limitation the Declaration of Protective Covenants for Timberlake as recorded in Instrument Number 200262/5095 in the Probate Office of Jefferson County, Bessemer Division, Alabama as the same are amended; (3) All matters involving Timberlake Residential Association, Inc.; (4) Mineral and mining rights not owned by the Grantor.

The entire consideration recited herein was derived from two mortgage loans closed simultaneously with the delivery of this Deed.

Grantor represents and warrants that there are no assessments due against the property either by any homeowner's association or otherwise and further, there are no library dues, fire dues or any prequired certified of compliance from any architectural control committee.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 6th day of December, 2005.

Timberlake Development, LLC

By: _____
Connor Farmer
Its: Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connor Farmer as Manager of Timberlake Development, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of December, 2005.

_____
Notary Public
My Commission Expires: 3-1-06