20051229000668150 1/2 \$44.00 Shelby Cnty Judge of Probate, AL 12/29/2005 09:50:19AM FILED/CERT

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

Shelby County, AL 12/29/2005 State of Alabama

Deed Tax: \$30.00

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 Thirty Thousand and No/100, (\$30,000.00), DOLLARS, in hand paid to the undersigned, Braveheart Building, LLC, 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:

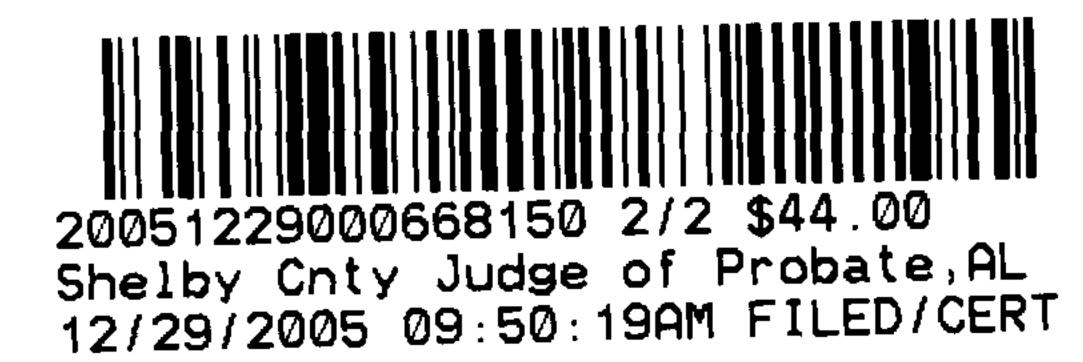
Lot 2, according to the Survey of Rossburg, Sector I, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2006.
- Easement ton Alabama Power Company as shown by instrument recorded in Inst. No. 20050803000393900 in the Probate Office.
- Easement to South Central Bell as shown by instrument recorded in Deed Book 294, Page 581 in the Probate Office.
- 4. Restrictions, covenants and conditions as set out in instrument recorded in Inst. No. 20050929000508800 in the Probate Office.
- 5. Building setback line of 20 feet reserved from Rossburg Drive, as shown by plat.
- Easements as shown by recorded plat, including 7.5 feet on the Northerly side of the land.
- 7. Restrictions, limitations, conditions and other provisions as set out in Map Book 35, Page 124 in the Probate Office.
- 8. Rights of Ways to Alabama Power Company as set out in Volume 220, Page 46 and Volume 103, Page 171 and Volume 294, Page 581 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.



(SEAL)

And said Braveheart Building, LLC, 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, LLC, by its Price Hightower whose name is Member, is authorized to execute this conveyance, have hereto set his/her signature and seal, this 16th day of December, 2005.

Braveheart Building, LLC

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, LLC, 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 16th day of December, 2005.

NOTARY PUBLIC

My commission expires: