

THIS INSTRUMENT WAS PREPARED BY:
PLEASE SEND TAX NOTICE TO:

20060104000005730 1/1 \$55.00
Shelby Cnty Judge of Probate, AL
01/04/2006 12:47:20PM FILED/CERT

SPECIAL FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Three thousand nine hundred one dollars & 00 cents and other consideration in hand (\$ 43,901.00) to the undersigned Clean Slate Homes, Inc. (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Arnold Investments, LLC., herein referred to as GRANTEE the following described real estate situated in Shelby COUNTY, ALABAMA, to-wit:

LEGAL Lot in Vandiver #2 Sparks Survey, begin at Northwest corner of Ewart Lot #5, and run Northeast 185 feet, Southeast 95 feet, Southwest 185 feet, Northwest 95 feet to beginning; NW 1/2 of NW 1/4 Section 14, Township 18, Range 1 East.

SUBJECT TO:

- 1. Taxes for the year 2005 which are a lien but not yet due and payable until October 1, 2005.
- 2. Statutory right of redemption of 1 (one) year, and all other parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from foreclosure of the mortgage from CitiFinancial Corporation, LLC to Steven S. James, Charlene M. James, which mortgage is recorded in Book 2001 Record of Mortgages, on page 07029 in the office of the Judge of Probate of Shelby County, Alabama, said foreclosure being held April 26, 2005, as evidenced by foreclosure deed dated April 26, 2005 and recorded in 2005, pages 204880, which expires April 26, 2006.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and/or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, David W. (Mac) McGuire who is authorized to execute this conveyance, has hereto set its signature and seal this 29 day of December, 2005.

STATE OF Alabama
COUNTY OF Shelby

GRANTOR,
BY: Mac McGuire

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Mac McGuire whose name as President of CleanSlate Homes, Inc., 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 officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 29 day of December, 2005.

[Signature]
NOTARY PUBLIC
My Commission Expires: ALICIA S. ARRINGTON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
JUNE 15, 2009