20060110000016100 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/10/2006 11:21:53AM 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:
G. S. Construction, LLC and
Gary W. Thomas
319 Highland View Drive
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of Four Hundred Thousand and No/100, ($400,000.00), DOLLARS, in hand paid to the undersigned, Bent Creek, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by G. S. Construction, LLC, a limited liability company, and Gary W. Thomas, individually, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE She following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 3, 4, 5, 6, 7, 11, 14, 15, 16 and 17, according to the Survey of Bent Creek Subdivision Sector I, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2006.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55 and Inst. No. 2005-56418.

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.

And said Bent Creek, 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.

20060110000016100 2/2 $15.00
Shelby Cnty Judge of Probate, AL
01/10/2006 11:21:53AM FILED/CERT

IN WITNESS WHEREOF, the said Bent Creek, LLC, by its Managing Member, Joe Zegarelli, is authorized to execute this conveyance, have hereto set his signature and seal, this 5th day of January, 2006.

Bent Creek, LLC

_____(SEAL)
BY: Joe Zegarelli
ITS: Managing 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 Joe Zegarelli whose name as Managing Member of Bent Creek, 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 5th day of January, 2006.

Patricia N. Goodwin
NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES FEBRUARY 20, 2009