PURCHASE PRICE OF PROPERTY $119,500.00

INITIAL AMOUNT OF MORTGAGE $119,500.00

Send Tax Notice To:
Spratlin Construction Co., Inc.
P O Box 354
Chelsea, AL 35043

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

20060123000034350 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/23/2006 09:52:34AM FILED/CERT

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, **Spratlin Construction Co., 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 16, 37 and 39, according to the Survey of Chelsea Ridge Estates, 1st 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 29th day of **December 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 29th day of December 2005.

Michelle Carlonie Miller
NOTARY PUBLIC
My Commission Expires: Oct. 17. 2007