

THIS INSTRUMENT PREPARED BY: Wallace, Ellis, Fowler & Head P O Box 587 Columbiana, AL 35051

SENT TAX NOTICE TO:

T.W. Sinclair and Beth F. Sinclair

503 Carnousfic

Shoal Ciell, Alabama 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA	
	KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY	

That in consideration of FOUR HUNDRED TWENTY EIGHT THOUSAND AND NO/100-------DOLLARS (\$428,000.00), to the undersigned grantor, BOLIVAR CREEK, LLC, a Alabama Limited Liability Company, in hand paid by T. W. SINCLAIR and BETH F. SINCLAIR, the receipt of which is hereby acknowledged, the said BOLIVAR CREEK, LLC, does by these presents, grant, bargain, sell and convey unto the said T. W. SINCLAIR and BETH F. SINCLAIR the following real estate, situated in Shelby County, Alabama, described as follows:

The South ½ of the Northeast ¼ of Section 16, Township 21 South, Range 1 East. Also, described by Strong Realty as Tract 1A located along Highway 7 in Wilsonville, Alabama.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

Subject to conditions attached hereto in Exhibit "A".

\$385,200.00 of the above recited purchase price was paid by mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BOLIVAR CREEK, LLC, by its Managing Member, Michael Henry Strong, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of January, 2006.

BOLIVAR CREEK, LLC

BY: Michael Henry Strong, Its Managing Member

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Henry Strong, whose name as Managing Member of Bolivar Creek, LLC, a Alabama 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the $\frac{\partial b}{\partial b}$ day of January, 2006.

Notary Public

My Commission Expires: 01/07/07

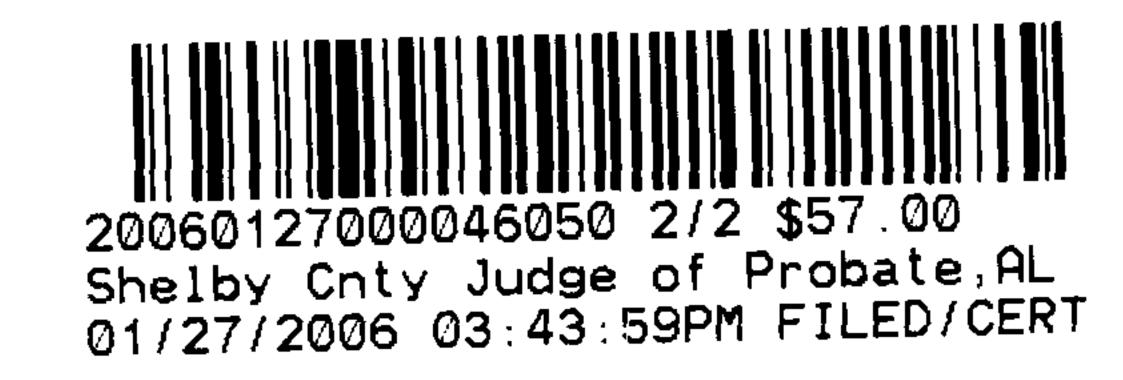


EXHIBIT "A"

The property described hereto is subject to conditions stated below.

Property can not be used for mobile homes, any industrial business or operation, or have any commercial kennels, television, radio or microwave towers.

Shelby County, AL 01/27/2006 State of Alabama

Deed Tax: \$43.00