

This instrument was prepared by:  
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2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Bedwell Development Corporation  
320 Crossbrook Trail  
Chelsea, Alabama 35043

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

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Fifty Thousand and 00/100 (\$150,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Little Narrows, 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, **Bedwell Development Corp.**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lots 8, 11, and 30, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject To:  
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006.

Building setback line(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in the Probate Office.

Easement(s) as shown by the recorded plat in Map Book 35, Page 144 A&B in the Probate Office.

Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor as set out by instrument(s) recorded in Inst.# 2005101900542800 in the Probate Office.

Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Deed Book 229, Page 489 and Deed Book 229, Page 492 and Deed Book 39, Page 469 in the Probate Office.

Rights)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 126, Page 55 and Deed Book 165, Page 105 in Probate Office.

Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", Page 655 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1994-29305 and Deed 244, Page 587 in the Probate Office.

Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.

Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April 5, 2004, the Reinstatement and Extension Agreement dated 1/5/05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated 02/04/05, as set out Instrument #200502040000583690 in the Probate Office.

Memorandum Affidavit regarding Oil and Gas Lease to Anschutz Corporation recorded in Misc. Book 45, Page 303 in the Probate Office.

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.

All of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

**NOTARY PUBLIC**  
My Commission Expires: 6-5-2027