

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Ryan Aldridge 1051 Highland Park Place Birmingham, Alabama 35242

STATE OF ALABAMA	)	STATUTORY WARRANTY DEED
COUNTY OF SHELBY	)	

**KNOW ALL MEN BY THESE PRESENTS**: That, for and in consideration of **Four Hundred Thirty Thousand** and 00/100 (\$430,000.00), and other good and valuable consideration, this day in hand paid to the undersigned **New Haven Homes, 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, **Ryan Aldridge**, (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:

Lot 2013, according to the Map of Highland Lakes, 20th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 104, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 20th Sector, recorded as Instrument No. 20040728000419410, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

## 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.

\$250,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3rd day of February, 2006.

New Haven Homes, LLC

Clarence Channell, III, Member

Shelby County, AL 02/08/2006 State of Alabama

Deed Tax:\$180.00

STATE OF ALABAMA )
:
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clarence Channell, III, whose name as Member of New Haven Homes, 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of February, 2006.

NOTARY PUBLIC My Commission Expires:

