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

SEND TAX NOTICE TO: Mr. Randolph J. Van Sickle 525 Lime Creek Cove Chelsea, AL 35043

## CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20060224000091030 1/2 \$58.50 Shelby Cnty Judge of Probate, AL 02/24/2006 03:46:00PM FILED/CERT

That in consideration of TWO HUNDRED TWENTY ONE THOUSAND EIGHT HUNDRED THIRTY AND NO/100------------------------DOLLARS (\$221,830.00), to the undersigned grantor, Shelby Building Systems, LLC, a Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto Randolph J. VanSickle, (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 78, according to the Final Plat of Lime Creek at Chelsea Preserve Sector 2, as recorded in Map Book 34, Page 51, in the Probate Office of Shelby County, Alabama.

\$177,400.00 of the recited purchase price was paid from a mortgage recorded simultaneously herewith.

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

## LESS AND EXCEPT:

- 1. 25-foot building setback line from Lime Creek Cove and a 7.5 foot easement along Easterly and Rear property lines as shown on recorded map.
- 2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
- 4. Right of Way to Shelby County recorded in Volume 229, Page 492.
- 5. Right of way to Plantation Pipeline recorded in Volume 253, Page 324; Volume 112, Page 288.
- 6. Covenants, conditions and restrictions (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument #20040108000015360 and in Instrument 20050722000366740.
- 7. Declaration of Protective Covenants for Lime Creek, Sector 2 and 3, as recorded in Instrument #20051206000631190, supplemented in Instrument #20051207000632660, supplemented in Instrument #20060202000054970 and in Instrument #200512200000655970.

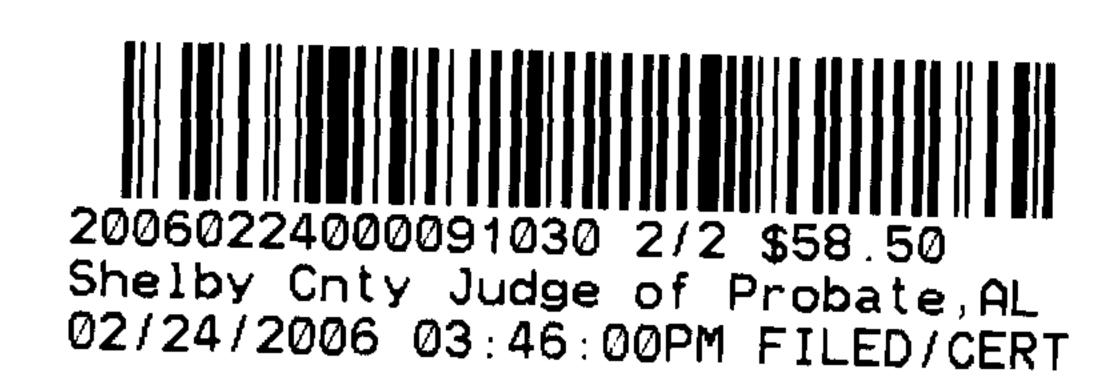
TO HAVE AND TO HOLD, To the said Grantee, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantee**, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that he is 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 **Grantee**, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, Stan Bruce, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the day of February, 2006.

SHELBY BUILDING SYSTEMS, LLC

Stan Bruce, Its Member



## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stan Bruce, whose name as Member of Shelby Building Systems, 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 3 day of February, 2006.

Notary Public

My Commission Expires:  $\frac{\sigma 1/\sigma J/\sigma}{7}$ 

Shelby County, AL 02/24/2006 State of Alabama

Deed Tax: \$44.50