

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

LIMITED LIABILITY COMPANY WARRANTY DEED

LOT NUMBER 15

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATIONS AND THE SUM OF FIFTY SEVEN THOUSAND DOLLARS AND NO CENTS (\$57,000.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, SAULTER ROAD PARTNERS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, (HEREIN AFTER REFERRED TO AS GRANTOR), DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO NOEL DEVELOPMENT CORPORATION (HEREIN AFTER REFERRED TO AS GRANTEE), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE TOWN OF CHELSEA AND COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT: LOT 15, ACCORDING TO THE FINAL PLAT CARRIAGE CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS HEREBY MADE SUBJECT TO RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER MATTERS OF RECORD INCLUDING, SPECIFICALLY, DECLARATION OF RESTRICTIVE COVENANTS FOR CARRIAGE CREEK SUBDIVISION AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND EXHIBIT "A" ATTACHED HERETO MADE PART OF THIS CONVEYANCE.

SEND TAX NOTICE TO: NOEL DEVELOPMENT CORPORATION
P.O. BOX 373
CHELSEA, AL 35043

TOGETHER WITH ALL AND SINGULAR THE TENAMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING IN FEE SIMPLE. AND SAID GRANTOR DOES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS COVENANTS WITH THE SAID GRANTEE, HIS HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREUNTO SET ITS SIGNATURE ON THIS THE 31st January 2006.

SAULTER ROAD PARTNERS, LLC
McDonald Strong, MEMBER

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT A McDonald Strong, AS MEMBER OF SAULTER ROAD PARTNERS, LLC 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 DULY AUTHORIZED OFFICER EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 31st DAY OF January 2006.

Kimberly B. Williams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/06




20060306000104900 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/06/2006 03:06:30PM FILED/CERT

South Point Bank

EXHIBIT "A"

- BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN / AROUND EACH BUILDING.
- BUILDER IS RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS IN EACH LOT.
- BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDER DRAIN, DITCHES, GRADING OR OTHER MEANS, TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.
- BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.
- BUILDER SHALL COMPLY WITH ALL ADEM (ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT) REQUIREMENTS.
- THE BUILDER AGREES TO SETTLE ANY DISPUTE BETWEEN BUILDER AND CHELSEA ONE, LLC THROUGH ARBITRATION.
- THE BUILDER AGREES NOT TO OFFER FOR SALE ANY LOT OR ANY PARTIALLY COMPLETED STRUCTURE(S) TO ANY THIRD PARTY WITHOUT **RIGHT OF FIRST REFUSAL** FROM DEVELOPERS AT FAIR MARKET VALUE.
- POSSESSION AND TRANSFER OF OWNERSHIP WILL TAKE PLACE AT TIME PROPERTY PURCHASE PRICE IS PAID IN **FULL** IN U.S. CURRENCY AND TRANSFERRED FROM BUILDER TO DEVELOPER.
- BUILDER DOES UNDERSTAND THAT IT IS THE RESPONSIBILITY OF THE BUILDER AND NOT THE DEVELOPER FOR THE PAYMENT OF THE WATER TAP FEES ON EACH LOT PURCHASED.


WITNESS


BUILDER

2.3.06
DATE