


This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20060315000120190 1/2 \$134.00
Shelby Cnty Judge of Probate, AL
03/15/2006 09:55:35AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand Dollars and no 00/100 (\$120,000.00) and other good and valuable consideration the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Bent Creek, LLC., A Corporation

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

Sugarwood Homebuilders, Inc., A Corporation

the following described real estate situated in Shelby County, Alabama to wit ;

Lots 32, 42 and 44 according to the survey of Bent Creek Subdivision Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of SHELBY County, ALABAMA.

Situated in Shelby County, Alabama.

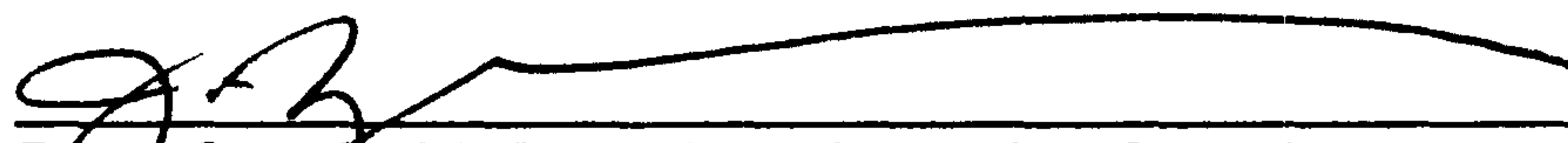
Subject To:

1. Easements and building line as shown on recorded map.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55 and Inst. No. 2005-56418.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signatures and seals, this 2nd day of March, 2006.

Witness



Bent Creek, LLC. by it's Managing Member,
Joe Zegarelli

Shelby County, AL 03/15/2006
State of Alabama

Deed Tax: \$120.00

STATE OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bent Creek, LLC., by it's Managing Member, Joe Zegarelli, individually whose name 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 executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal the 2nd day of March, 2006.

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Sandra D. Benji
Notary Public