

This instrument was prepared by: HARRY W. GAMBLE 105 Owens Parkway, Suite B Birmingham, Alabama 35244

Send tax notice to: 2000 Forest Cove Drive Birmingham, Alabama 35244

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS** (\$172,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **LONG BRANCH, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SHELBY HOMEBUILDERS, INC.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 140 and 142, according to the Final Plat of Long Branch Estates Phase I, as recorded in Map Book 34, page 66, in the Probate Office of Shelby County, Alabama.

Lots 142, 144 and 236 according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, page 93, in the Probate Office of Shelby County, Alabama.

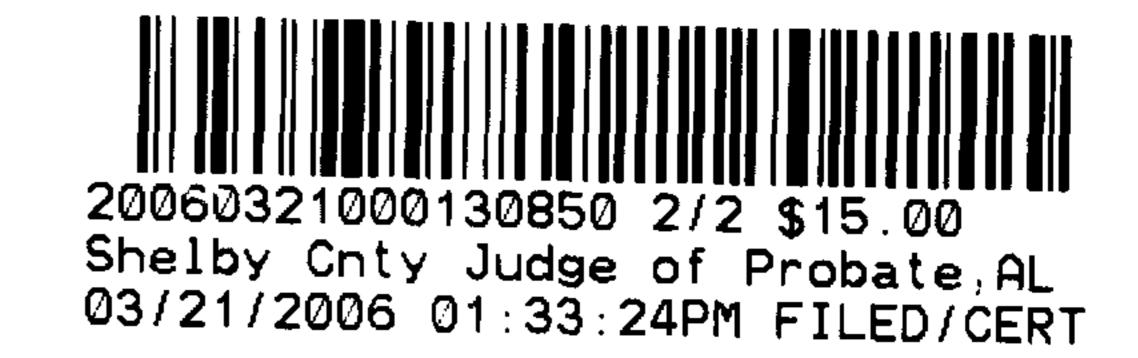
Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552, Instrument 2000-4450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama; (b) Reservations and easement reserved in that certain deed executed by and between Timberlake Development, LLC and Long Branch, LLC, dated January 25, 2005 and recorded in Instrument 20050204000057100; (c) Easement to Alabama Power Company recorded in Instrument 20050801000385430, Instrument 20050801000387500, and Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama; (d) Option to Purchase and Restrictions or Covenants appearing of record in Instrument 20041222000697420, in the Probate Office of Shelby County, Alabama; (e) Restrictions or Covenants appearing of record in Instrument 20040811000450550; Instrument 2005011900028960 and Instrument 20050801000385430, in the Probate Office of Shelby County, Alabama.

\$172,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Long Branch, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.



In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of March, 2006.

Long Branch, LLC

By:

(SEAL)

Scott Johnson

Managing Member

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that SCOTT JOHNSON, whose name as MANAGING MEMBER of LONG BRANCH, 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Notary Public

Given under my hand and official seal this 16th day of March, 2006.

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA

MY COMMISSION EXPIRES MAR. 1, 2008

(SEAL)