

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: Jeffrey A. Seabolt and Angelia B. Seabolt 105 Woodbridge Drive Chelsea, Alabama 35043

STATE OF ALABAMA		STATUTORY JOINT SURVIVORSHIP DEEL
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty-Nine Thousand and 00/100 (\$49,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Liberty Cove, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Jeffrey A. Seabolt and Angelia B. Seabolt, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 19, Liberty Cove, according to the survey recorded in Map Book 34 at Page 49 in the Probate Office of Shelby County, Alabama.

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.

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.

\$39,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

In the event Grantee and Grantor have not agreed upon plans, specifications and price to construct entering into a contract for the commencement of construction of residence on said property within Eighteen (18) months from date of this deed, the Grantor shall have a right of first refusal to re-purchase the property at the original purchase price as described herein from the Grantee. In the event Grantee is not able to satisfy this condition, the Grantor or its assignee shall have the right and option to purchase the Property at a purchase price equal to the "Total Sales Price" and those reasonable costs incurred by the Grantor for site clearing and initial excavation, if any, by delivery of written notice to the Grantee at any time prior to commencement of construction of the Residence. In the event Grantor or its assignee shall exercise this option, the Grantee shall sell, and the Grantor or its assignee shall purchase the Property at a closing to be held not later than thirty (30) days after the exercise of the option. At the closing, Grantor or its assignee shall pay the Grantee the purchase price in immediately available funds (unless otherwise agreed) and Grantee herein shall deliver a warranty deed for the Property to Grantor or its assignee conveying fee simple title to the Property free and clear of all liens, claims and encumbrances except for the Permitted Exceptions. The purchase of the Property pursuant to this option shall be Grantors' sole and exclusive remedy for Grantee's failure to enter into a contract with agreed upon plans, specifications, price to construct a Residence as herein required.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 16th day of March, 2006.

Liberty Cove, LLC

Randy C. Greenhill,

Managing Member

Shelby County, AL 03/22/2006 State of Alabama

6th day of March, 2006.

State of Alabama

Deed Tax: \$10.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randy C. Greenhill, whose name as Managing Member of Liberty Cove, 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 Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

TOTARY.

IN WITNESS WHEREOF, I have hereunto set my hand and

NOTARY PUBLIC

My Commission Expires: