THIS INSTRUMENT PREPARED BY: BOARDMAN, CARR & HUTCHESON, P.C. 400 BOARDMAN DRIVE CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Jordy's Development, LLC 97 Cabello Circle Chelsea, Alabama 35043

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

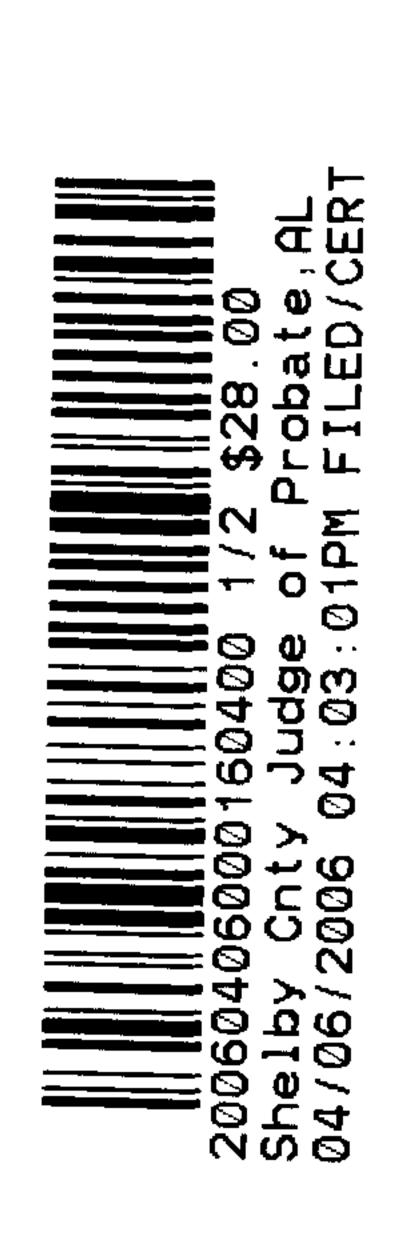
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KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Two Thousand and 00/100 (\$142,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, James R. Eaves, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Jordy's Development, LLC, a limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

## Parcel I

A parcel of land more fully described as being located in the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 4 and run West along 40 line a distance of 434 feet; thence run South and parallel with West 40 line a distance of 486 feet to a point and the point of beginning; continue South, the same course, 300 feet to a point on right of way line of County Highway #51; thence run 20 deg. North of West and along right of way line 278 feet to a point on right of way line; thence run North and parallel with East line 120 feet to a point; thence run 40 deg. North of East 200 feet to a point; thence run East 108 feet to a point and the point of beginning; being situated in Shelby County, Alabama.

NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, labama; Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 4, riship 20 South, Range 1 East, the point of beginning; run North along forty line of 502 feet to the Northeast corner of the section 4. property line a distance of 434 feet, the Northwest corner of this plot; thence due South 90 deg. a distance of 1288 feet to a point on the North line of County Road No. 51 right of way; thence East and along County Road No. 51 right of way line a distance of 300 feet to an iron pin on the North right of way line, which point being 200 feet West of East line of the NE 1/4 of the SW 1/4; thence North and parallel to East line of forty 358 feet to an iron pin; thence Northeast 45 deg. a distance of 290 feet to a point on forty line; thence North along forty line 232 feet to forty corner and the point of beginning; being situated in Shelby County, Alabama.



James R. Eaves and James Rodney Eaves are one and the same person.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$128,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 6th day of April, 2006.

James R. Eaves

STATE OF ALABAMA )
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James R. Eaves, a single individual 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

20060406000160400 2/2 \$28.00 Shelby Cnty Judge of Probate, AL 04/06/2006 04:03:01PM FILED/CERT

Shelby County, AL 04/06/2006 State of Alabama

Deed Tax:\$14.00

