\*\*\*\* MORTGAGE COVERS PURCHASE PRICE. \*\*\*\*\* BEING RECORDED SIMULTANEOUSLY.

DOCUMENTS

Value -50,000.

20060414000175070 1/1 \$12.00 Shelby Cnty Judge of Probate, AL

04/14/2006 01:08:10PM FILED/CERT

Send Tax Notice To: Authentic Building Company, LLC

> This instrument was prepared by: James W. Fuhrmeister ALLISON, MAY, ALVIS, FUHRMEISTER & KIMBROUGH, L.L.C.

P. O. Box 380275 Birmingham, AL 35238

## WARRANTY DEED

| STATE OF ALABAMA | ) |  |
|------------------|---|--|
| COUNTY OF SHELBY |   | KNOW ALL MEN BY THESE PRESENTS, 4 300,000.00 |
|                  |   | D 300 VV                                     |

THAT IN CONSIDERATION OF Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, AGA Partners, L.L.C. (herein referred to as Grantor) does grant, bargain, sell and convey unto Authentic Building Company, L.L.C. (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 2600, 2601, 2625, 2626, 2627, and 2628, according to the Survey of Weatherly Highlands, The Ledges – Sector 26, Phase I, as recorded in Map Book 26, Page 145, in the Probate Office of SHELBY County, ALABAMA.

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

NOTE: This is not the homestead of the Grantor or the Grantee.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors, assigns, heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 24 day of March, 2006.

AGA PARTNERS, L.D.C.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Earl Gibson, whose name as Member of AGA PARTNERS, L.L.C. 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 this conveyance and with full authority, he executed the same voluntarily as the act of said company on the date the same bears date.

Given under my hand and official seal, this 24 day of Morch

2006

NOTARY PUBLIC STATE OF ALABAMA AT LARGE My commission explies. Commission expires: July 16, 2009