

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Brady Residential Construction LLC 2075 Knollwood Place Birmingham, Alabama 35242

STATE OF ALABAMA	
COLINITY OF SHELDY	

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty-Four Thousand Three Hundred and 00/100-------Dollars (\$44,300.00), and other good and valuable consideration, this day in hand paid to the undersigned Albert Morrison, a married man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Brady Residential Construction LLC, (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:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows: Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence run North along the West Section line of Section 22 a distance of 200.00 feet to the Point of Beginning; thence continue along the same course a distance of 156.80 feet; thence right 92 degrees 21 minutes 48 seconds a distance of 277.43 feet to the West Right-of-Way of McGuire Lane; thence right 87 degrees 36 minutes 08 seconds a distance of 156.80 feet along said West Right-of-Way; thence right 92 degrees 23 minutes 46 seconds a distance of 277.52 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Above property also known as Lot MG2 of McGuire Family Subdivision, as recorded in Map Book 17, Page 35, in the Probate Office of Shelby County, Alabama. Less and except any portion of subject property lying within a road right of way.

The property described herein is not the homestead of the grantor nor that of his spouse.

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.

\$247,200.00 of the consideration was paid from the proceeds of 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 is 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'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 12th day of April, 2006.

Albert Morrison

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Albert Morrison, a married man, 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 he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2006.

NOTARY PUBLIC
My Commission Expires:

y Commission Expires:

