

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

GRANTEE'S ADDRESS:
Mularski Development, LLC
P. O. Box 384
Chelsea, Alabama 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty-Nine Thousand and 00/100 (\$249,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael H. Craft, a married individual, and Robert L. Phillips, a single individual**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mularski 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:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West of the Huntsville Meridian; proceed South along the East line of said 1/4 1/4 Section for a distance of 501 feet to the Southerly right of way of Old Highway 280 (formerly known as Florida Short Route); turn an angle to the right of 85 deg. 48 min. 59 sec. and proceed along said right of way for a distance of 350 feet to the point of beginning; turn an angle to the left of 85 deg. 48 min. 59 sec. and proceed for a distance of 420.00 feet; turn an angle to the right of 85 deg. 48 min. 59 sec. and proceed for a distance of 210.00 feet; turn an angle to the right of 94 deg. 11 min. 01 sec. and proceed for a distance of 420.00 feet to said right of way; turn an angle to the right of 85 deg. 48 min. 59 sec. and proceed along said right of way for a distance of 210.00 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

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

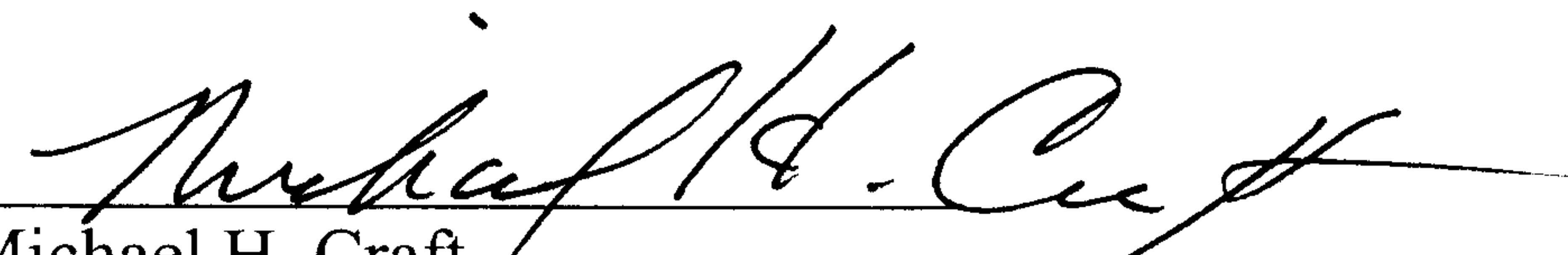
\$224,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

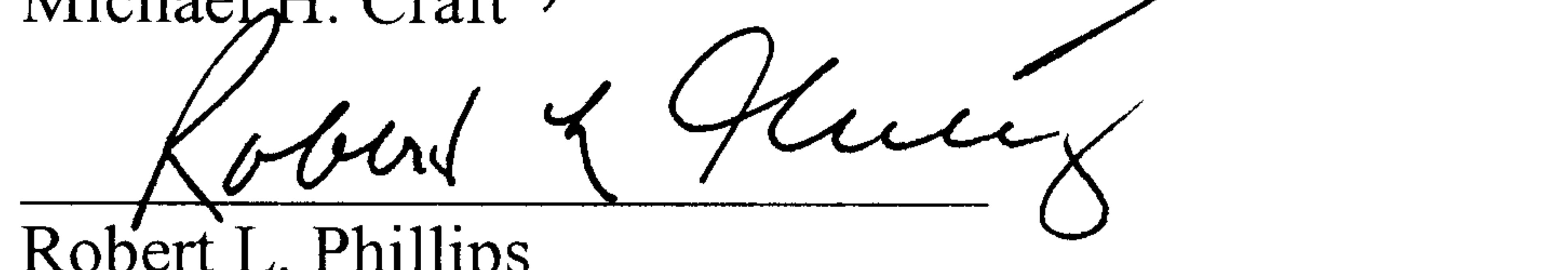
Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the 3rd day of May, 2006.


Michael H. Craft


Robert L. Phillips

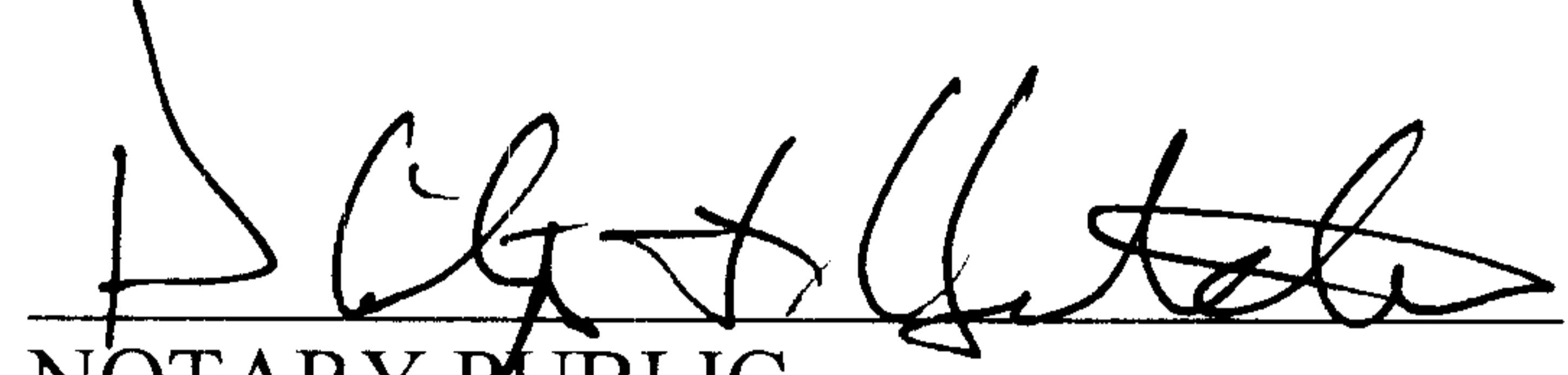
20060503000208420 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
05/03/2006 03:44:52PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)


20060503000208420 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
05/03/2006 03:44:52PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael H. Craft, a married individual, and Robert L. Phillips, a single individual, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of May, 2006.


NOTARY PUBLIC
My Commission Expires: 3/18/07

Shelby County, AL 05/03/2006
State of Alabama
Deed Tax: \$25.00