20060525000248650 1/2 \$14.50 Shelby Cnty Judge of Probate, AL 05/25/2006 10:18:31AM FILED/CERT

SEND TAX NOTICE TO:

Mr. & Mrs. Charles M. Ros

123 Sydney Lane
Chelsea, Alabama 35043

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY:
Tompkins & Somma LLC
3009 Firefighter Lane
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Seventeen Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$217,999.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, Lakeshore Construction, LLC, an Alabama limited liability company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles M. Ros and Susan H. Ros (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 13, ACCORDING TO THE SURVEY OF SYDNEY'S PLACE, AS RECORDED IN MAP VOLUME 33, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject To:

- 1. Those taxes and special assessments for the year 2006, and subsequent years, which are not yet due and payable.
- 2. Restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record.
- 3. Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

All of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever. And I/we/it do/does, for myself/ourselves/itself and for my/our/its heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I/we/it am/are/is lawfully seized in fee simple of said premises; that they/it are/is free from all encumbrances, unless otherwise stated above; that I/we/it have/has a good right to sell and convey the same as aforesaid; that I/we/it will, and my/our/its heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we/it have/has hereunto caused this instrument to be executed this 17th day of May, 2006.

Shelby County, AL 05/25/2006 State of Alabama

Deed Tax:\$.50

Lakeshore Construction, IDC

By: W. Stanley Roth
Its: Authorized Member

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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. Stanley Roth, whose name as a Member of Lakeshore Construction, LLC, 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 said conveyance, s/he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand, this 17th day of May, 2006.

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE My commission expires MY COMMISSION EXPIRES: Apr 24, 2010

BONDED THRU NOTARY PUBLIC UNDERWRITERS