\*\*\*\*\*\* MORTGAGE COVER PURCHASE PRICE.

DOCUMENTS BEING RECORDED SIMULTANEOUSLY. \*\*\*\*\*\*

This instrument was prepared by: Clayton T. Sweeney, Attorney at Law 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To:
New Pace Homes, LLC
5280 Old Springville Road
Pinson, AL 35126

20060609000273260 1/2 \$15.00 Shelby Cnty Judge of Probate, AL

06/09/2006 09:01:17AM FILED/CERT

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in the consideration of One Hundred Thirty Five Thousand and 00/100 (\$135,000.00), and other good and valuable consideration, this day in hand paid to the undersigned, International Investments, LLC, an Alabama Limited Liability Company, 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, New Pace Homes, LLC, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 63, 64 and 65, according to the Survey of Courtyard Manor, a single family residential development, as recorded in Map Book 35, Page 144 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad volorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006.

Building setback line(s) as shown by the recorded plat in Map Book 35, Page 144 A & B in the Probate office.

Easement(s) as shown by the recorded plat in Map Book 35, Page 144 A & B in the Probate Office.

Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor as set out by instrument(s) recorded in Instrument No. 2005101900542800 in the Probate Office.

Right(s)-of-Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Deed Book 229, Page 489 and Deed Book 229, Page 492 and Deed Book 39, Page 469 in the Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 126, Page 55 and Deed Book 165, Page 105 in the Probate Office.

Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", Page 655 in the Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument No. 1994-29305 and Deed 244, Page 587 in the Probate Office.

Minerals and restrictions as set out in Deed 244, Page 587 in the Probate Office.

Terms, provisions and obligations made binding on International Investments, LLC, its successors and assigns, set out in the Purchase and Sale Agreement dated April 14, 2006, the Reinstatement and Extension Agreement dated 1/5/05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in and made to survive the delivery of the deed from Double Mountain, LLC to International Investments, LLC of the land dated 2/4/05, as set out in Instrument No. 200502040000583690 in the Probate Office.

Memorandum Affidavit regarding Oil and Gas Lease to Anschutz Corporation recorded in Misc. Book 45, Page 303 in the Probate Office.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

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, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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'S heirs and assigns, forever against the lawful claims of all persons.

Miller Line

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3<sup>rd</sup> day of May, 2006.

INTERNATIONAL INVESTMENTS, LLC

20060609000273260 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 06/09/2006 09:01:17AM FILED/CERT

Issac David, Managing Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Issac David, whose name as Managing Member of International Investments, LLC, an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 3rd day of May, 2006.

NOTARY PUBLIC

My Commission expires:\_\_\_\_