

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

GRANTEE'S ADDRESS:
Gardenview Estates, LLC
168 Chestnut Lane
Helena, Alabama 35080


STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million Two Hundred Seventy-Seven Thousand Five Hundred and 00/100 (\$1,277,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Billie Frances Darby, a single individual, Christa Louise Cole, a single individual, Richard William Darby, a married individual, Elizabeth Ann Darby, a single individual, Thomas Allen Cole, a single individual, and John William Cole, 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, **Gardenview Estates, 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:

See Attached Exhibit A for Legal Description


20060623000303890 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/23/2006 04:07:03PM FILED/CERT

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

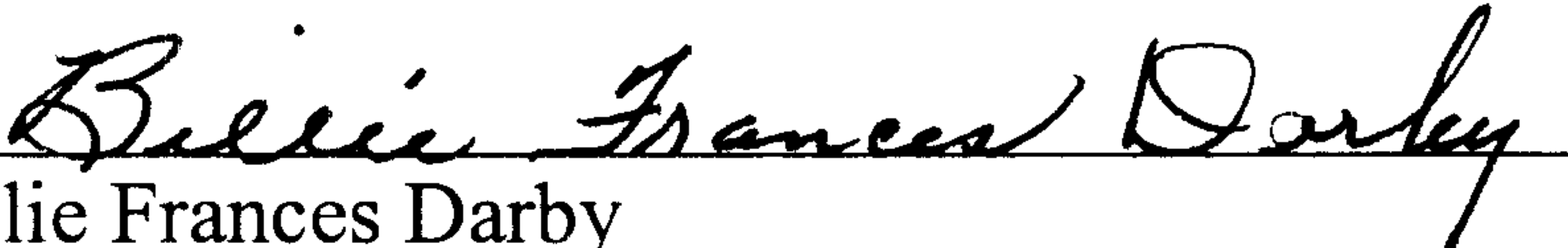
\$1,275,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


Subject property does not constitute the homestead of Richard William Darby, 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.


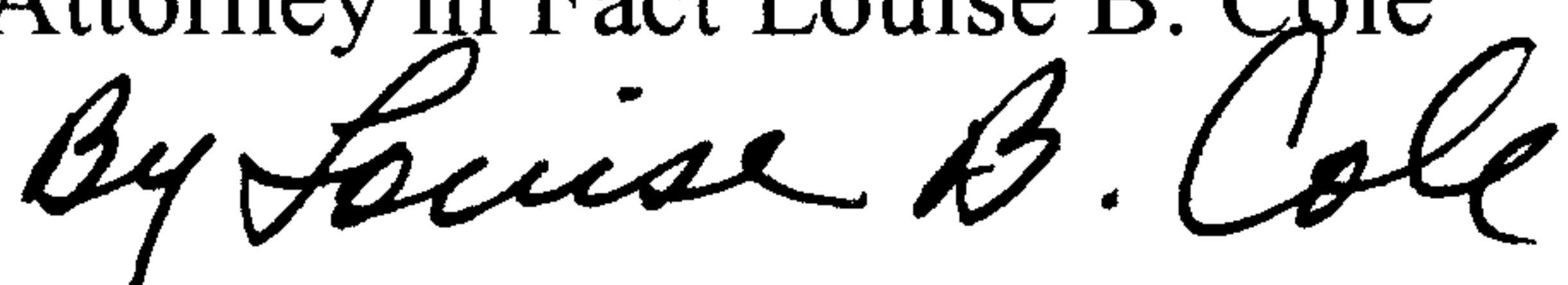
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 23rd day of June, 2006.

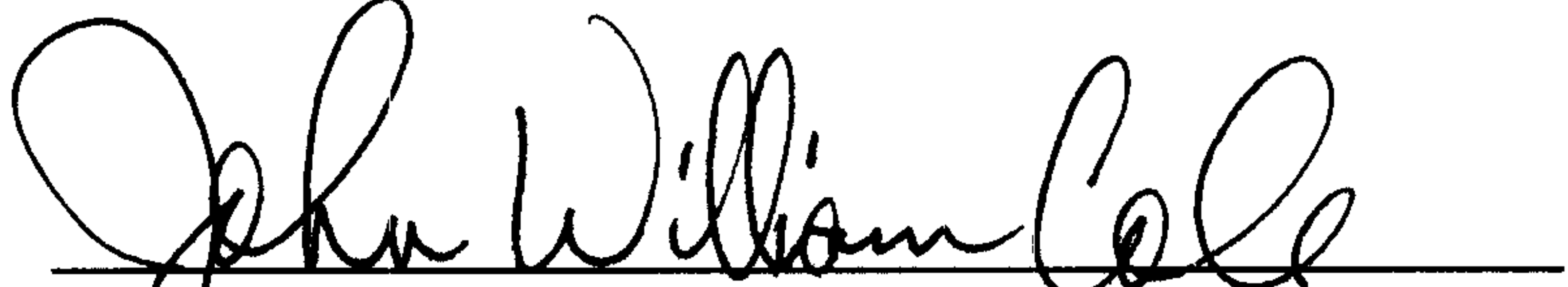

Billie Frances Darby


Christa Louise Cole


Richard William Darby


Elizabeth Ann Darby


Thomas Allen Cole, by and through his
Attorney in Fact Louise B. Cole


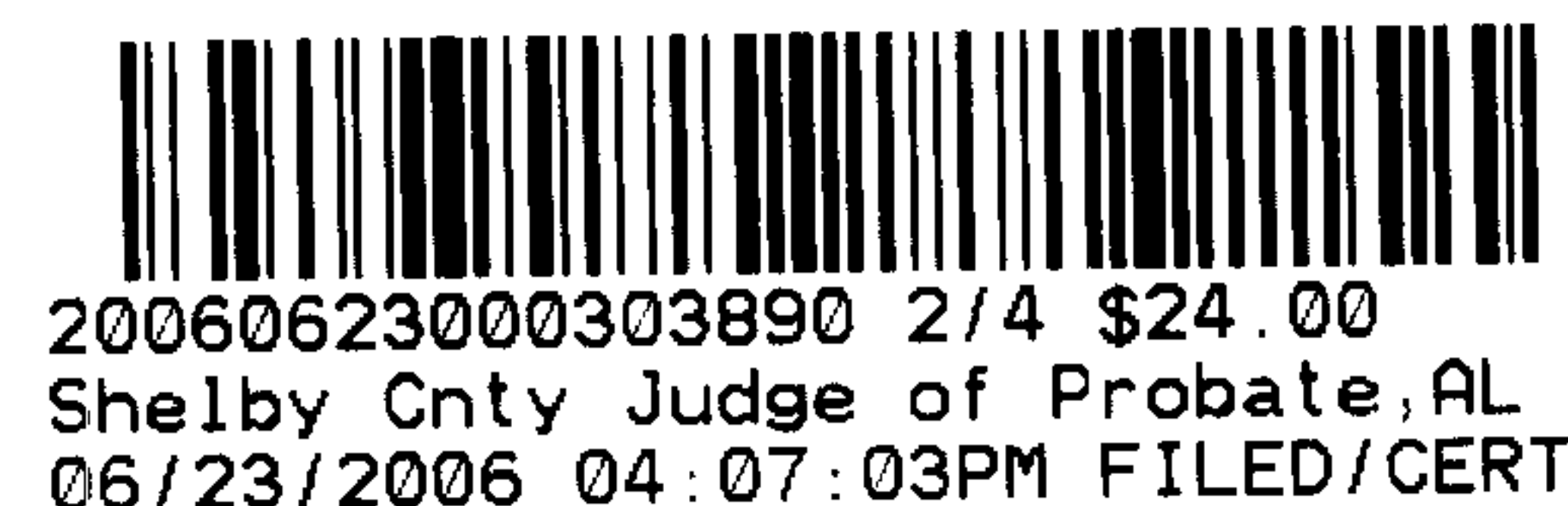

John William Cole

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Billie Frances Darby, a single individual, 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hootley
NOTARY PUBLIC
My Commission Expires: 8/16/09



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Christa Louise Cole, a single individual, 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hootley
NOTARY PUBLIC
My Commission Expires: 8/16/09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard William Darby, a married individual, 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 signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hootley
NOTARY PUBLIC
My Commission Expires: 8/16/09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elizabeth Ann Darby, a single individual, 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.


Katherine C. Hootley
NOTARY PUBLIC
My Commission Expires: 8/16/09

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John William Cole, a single individual, 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 signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hooley
NOTARY PUBLIC
My Commission Expires: 8/16/09


20060623000303890 3/4 \$24.00
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06/23/2006 04:07:03PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise B. Cole, whose name as Attorney in Fact for Thomas Allen Cole, a single individual, 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 2006.

Katherine C. Hooley
NOTARY PUBLIC
My Commission Expires: 8/16/09

**Exhibit A
Legal Description**



20060623000303890 4/4 \$24.00
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Commencing at the Northwest corner of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama; thence run South 87 degrees 58 minutes 26 seconds East for a distance of 220.87 feet to the southerly right of way line of Shelby County Road No. 83; thence run South 83 degrees 03 minutes 07 seconds East along said road right of way line for a distance of 720.60 feet; thence run South 83 degrees 24 minutes 54 seconds East along said right of way line for a distance of 100.39 feet to the point of a non-tangent curve to the North, said curve having a radius of 1663.36, a central angle of 8 degrees 20 minutes 27 seconds, and a chord of 241.93 feet bearing South 87 degrees 18 minutes 41 seconds East; thence run East along said curve for a distance of 242.14 feet to the Point of Beginning; thence North 86 degrees 09 minutes 05 seconds East, a distance of 108.09 feet; thence North 87 degrees 34 minutes 57 seconds East, a distance of 107.43 feet; thence South 89 degrees 20 minutes 04 seconds East, a distance of 130.02 feet; thence North 88 degrees 12 minutes 42 seconds East, a distance of 48.40 feet; thence South 80 degrees 20 minutes 54 seconds East, a distance of 72.07 feet; thence South 75 degrees 19 minutes 35 seconds East, a distance of 413.62 feet; thence South 03 degrees 58 minutes 47 seconds West, a distance of 445.45 feet; thence North 89 degrees 41 minutes 53 seconds East, a distance of 315.08 feet; thence South 00 degrees 12 minutes 27 seconds West, a distance of 318.21 feet; thence south 89 degrees 29 minutes 46 seconds East, a distance of 563.65 feet; thence South 28 degrees 24 minutes 19 seconds East, a distance of 198.50 feet; thence South 05 degrees 10 minutes 13 seconds West, a distance of 227.95 feet; thence South 10 degrees 06 minutes 50 seconds West, a distance of 641.84 feet; thence South 06 degrees 51 minutes 47 seconds East a distance of 314.13 feet; thence south 08 degrees 17 minutes 52 seconds East, a distance of 326.00 feet; thence South 89 degrees 59 minutes 44 seconds East, a distance of 588.27 feet; thence South 89 degrees 59 minutes 52 seconds East, a distance of 635.09 feet; thence south 00 degrees 23 minutes 26 seconds East, a distance of 1,308.06 feet; thence south 00 degrees 39 minutes 20 seconds East, a distance of 1,309.25 feet; thence North 89 degrees 45 minutes 51 seconds West, a distance of 1,679.86 feet; thence North 89 degrees, 44 minutes 06 seconds West, a distance of 1,075.89 feet; thence South 88 degrees 33 minutes 39 seconds West, a distance of 1,136.30 feet; thence North 02 degrees 56 minutes 15 seconds West, a distance of 208.17 feet; thence South 88 degrees 38 minutes 11 seconds West, a distance of 208.61 feet; thence North 00 degrees 57 minutes 06 seconds West, a distance of 687.65 feet; thence North 01 degree 04 minutes 24 seconds West, a distance of 3,040.90 feet; thence South 87 degrees 44 minutes 20 seconds East, a distance of 954.30 feet; thence North 01 degree 54 minutes 37 seconds West, a distance of 106.33 feet; thence south 87 degrees 54 minutes 07 seconds East, a distance of 403.50 feet; thence North 05 degrees 22 minutes 20 seconds West, a distance of 157.61 feet; thence North 17 degrees 29 minutes 19 seconds East, a distance of 33.04 feet; thence North 23 degrees 30 minutes 44 seconds East, a distance of 95.01 feet; thence North 23 degrees 16 minutes 54 seconds East, a distance of 18.53 feet; thence North 11 degrees 49 minutes 09 seconds East, a distance of 26.27 feet; thence North 09 degrees 35 minutes 18 seconds West, a distance of 243.14 feet; thence North 09 degrees 16 minutes 26 seconds West, a distance of 126.57 feet; thence North 05 degrees 48 minutes 10 seconds West, a distance of 124.51 feet; thence North 06 degrees 35 minutes 32 seconds West, a distance of 201.97 feet; thence North 11 degrees 48 minutes 26 seconds West, a distance of 71.68 feet; thence North 00 degrees 43 minutes 42 seconds West, a distance of 55.96 feet to the POINT OF BEGINNING.

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

Situated in Shelby County, Alabama, According to the survey of Robert C. Farmer, dated May 30, 2006.

CFC

B.F.D.

RD

W.C.

Shelby County, AL 06/23/2006
State of Alabama

Deed Tax: \$2.00