

SEND TAX NOTICE TO:

Shaw Properties, Inc.

304 Alichas Road

Chelsea AL 3504:

This instrument was prepared by: Patrick H. Boone, Attorney at Law 705 New South Federal Savings Building 215 Richard Arrington, Jr. Blvd. North Birmingham, Alabama 35203-3720

STATE OF ALABAMA

SHELBY COUNTY

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor, Murphy & Johnson I, L.L.C., an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto Shaw Properties, Inc. (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Final Plat of Flagstone, as recorded in Map Book 36, page 131, Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following: (1) Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable; (2) Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 230, page 834; Deed Volume 236, page 158; Deed Volume 216, page 616; Deed Volume 230, page 832 and Deed Volume 126, page 67, in the Probate Office of Shelby County, Alabama; (3) Drainage easement as set out in Deed Volume 232, page 560, in the Probate Office of Shelby County, Alabama; (4) Easement conveyed by instrument recorded in Instrument 1999-31796, in the Probate Office of Shelby County, Alabama; (5) Coal. oil, gas and other mineral interests in, to or under the land herein described; (6) Restrictions appearing of record in Instrument 20060421000186810 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin; (7) Restrictions as shown on recorded map; (8) Building line(s) as shown by recorded map; and (9) Easement(s) as shown by recorded map.

Murphy & Johnson I, L.L.C. (the Grantor herein) and Murphy and Johnson I, L.L.C. (Grantee in those certain Warranty Deeds, dated May 6, 2003, filed for record in the office of the Judge of Probate of Shelby County, Alabama on May 7, 2003 and recorded at instruments 20030507000284050 and 20030507000284040) are one and the same entity.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

By Samuel C. Johnson
Its Managing Director

ATTEST:			
$\mathbf{Bv}$			

Warranty Deed page 2

20060628000312330 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 06/28/2006 02:59:30PM FILED/CERT

## STATE OF ALABAMA

SHELBY COUNTY

## **ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Samuel C. Johnson, whose name as Managing Director of Murphy & Johnson I, L.L.C., an Alabama limited liability company, 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 conveyance, he, as such Managing Director and with full authority, executed the same voluntarily for and as the act of said Murphy & Johnson I, L.L.C., an Alabama limited liability company.

Given under my hand and official seal, this the \_\_\_\_\_\_\_ day of June, 2006.

Patrick Hoors

Notary Public