********MORTGAGE COVERS PURCHASE PRICE.
DOCUMENTS BEING RECORDED SIMULTANEOUSLY.********

PREPARED WITHOUT BENEFIT OF SURVEY
PREPARER OF INSTRUMENT MAKES NO WARRANTY AS TO LEGAL DESCRIPTION

Send Tax Notice To:
Authentic Building Co., LLC
6300 Hwy. 17
P. O. Box 536
Helena, AL 35080

20060707000326310 1/1 $12.00
Shelby Cnty Judge of Probate, AL
07/07/2006 12:34:45PM FILED/CERT

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER & KIMBROUGH, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

$ 260,000

THAT IN CONSIDERATION OF ~~**Ten and 00/100 ($10.00)**~~ **Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **AGA Partners, L.L.C.,** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Authentic Building Co., LLC** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 2602, 2604, 2621 and 2622, according to the Survey of WeatherlyHighlands, The Ledges-Sector 26 Phase I as recorded in Map Book 26, Page 145, in the Probate Office of Shelby County, Alabama.

Together with certain rights and benefits under the Declaration of Protective Covenants for Weatherly Highlands, The Ledges – Sector 26 – Phase I dated May 4, 2000 and filed of record as Inst. No. 2000-14750, in the Probate Office of Shelby County, Alabama, including, without limitation, the rights and benefits of the Grantor as successor in interest to Weatherly Partners, LLC under the Covenants.

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

NOTE: This is not the homestead of the Grantor or the Grantee.

NOTE: Grantor certifies this instrument is executed as required by the Articles of Organization and Operating Agreement and that same have not been modified or amended.

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

And Grantor does for itself and for its successors and assigns covenant with 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; that it will and its successors, assigns, heirs, executors, personal representatives and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 15th day of June, 2006.

AGA PARTNERS, L.L.C.

Earl Gibson, Member

Brett G. Winfred, Managing Member

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Earl Gibson, whose name as Member of AGA Partners, L.L.C., and Brett G. Winfred, whose name as Managing Member of AGA Partners, L.L.C., 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 conveyance and with full authority, they executed the same voluntarily on the date the same bears date as the act of said AGA Partners, L.L.C.

Given under my hand and official seal, this 15th day of July, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 16, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS