20060912000450390 1/2 $47.50
Shelby Cnty Judge of Probate,AL
09/12/2006 10:09:59AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Builder Systems, LLC
109 Rolling Rock Trail
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Twenty-Two Thousand Five Hundred and No/100 Dollars ($222,500.00), and other good and valuable consideration, paid to the undersigned grantor, WTD, LLC, an Alabama limited liability company ("Grantor"), by Builder Systems, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lots 414, 415, 419, 424, according to the Survey of Final Plat of Wild Timber, Phase 4, as recorded in Map Book 37, at Page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, Restrictions and Building lines as shown by recorded Map; (3) Easement to Alabama Power Company by instrument recorded in Instrument 20060201000051300, in the Probate Office; (3) Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens of Wild Timber, as recorded in Instrument 20030430000265980, First Amendment recorded in Instrument 20040324000150320, Second Amendment recorded in Instrument 20050324000132380, Third Amendment recorded in Instrument 20050324000132390, and Fourth Amendment recorded in Instrument 20060823000412100, in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto recorded in Volume 244, at Page 587, Instrument 1997-9552 and Instrument 2000-4451, in the Probate Office; (5) Right of way to Plantation Pipeline, recorded in Volume 253, at Page 324, in the Probate Office.

Purchaser agrees that Seller shall have the right to approve the plans, specifications and layout for the houses to be constructed upon the Property. Purchaser further agrees that upon request by Seller, Purchaser will join in the execution of restrictions and covenants applicable to the Wild Timber Subdivision, including the Property.

The terms and conditions of that certain contract dated June 7, 2006 between WTD, LLC, as Seller, and Builder Systems, LLC, as Purchaser, survive the delivery of this deed.

This deed is executed in compliance with the requirements of Grantor's Operating Agreement, which, as of this date has not been modified or amended.

$189,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

Shelby County, AL 09/12/2006
State of Alabama

Deed Tax:$33.50

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IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 5th day of September, 2006.

WITNESS:

WTD, LLC

By

Delton L. Clayton, as its Manager

Delivery of Deed accepted with stated conditions.
Builder Systems, LLC

By:

Charles M. Kitchen, as its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of WTD, LLC, 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 the contents of the conveyance, he, as such Manager and with full authority, executed the same for and on behalf of said limited liability company.

Given under my hand and seal this 5th day of September, 2006.

Notary Public

My Commission Expires: 07/14/2007