Shelby County, AL 10/04/2006 State of Alabama

Deed Tax:\$10.00

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

K-B HOMES, LLC

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

10,000.00

Know All Men by These Presents: That in consideration of ONE DOLLAR 00/100 (\$1.00) to the undersigned grantor, MB & C - KINSALE, LLC, a/an Limited Liability Company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto K-B HOMES, LLC referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 11, according to the Survey of Kinsale Gardens Homes 2nd Sector, as recorded in Map Book 36, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

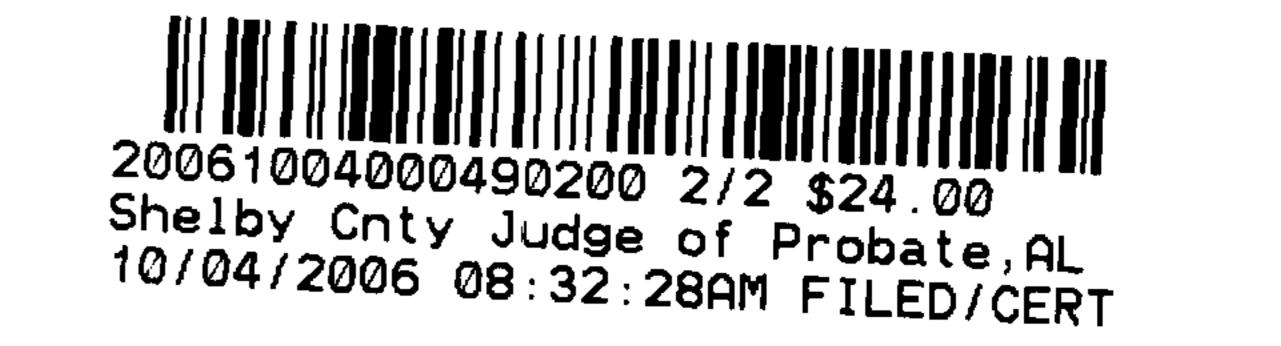
## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- 3. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
- 4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
- 5. EASEMENTS, RESTRICTIONS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S).
- 6. RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #20050803000393800, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, MB & C - KINSALE, LLC, by TIM MUNGER its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of September, 2006.

MB & C - KINSALE, LLC

TIM MUNGER
MEMBER

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TIM MUNGER, whose name as MEMBER of MB & C - KINSALE, LLC, a/an 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 22nd day of September, 2006.

Notary Public