

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
CHARLES CRITTENDEN
2086 CHANDLER DR
PETHAM AL
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Sixty-Eight Thousand Five Hundred and 00/100 Dollars (\$268,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Bolivar Creek, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles K. Crittenden and Donna C. Crittenden (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract 2, according to the survey of Seven Heaven Farms, as recorded in Map Book 37, Page 11, in the Probate Office of Shelby County, Alabama; together with an exclusive 50 foot easement for ingress, egress and utilities as shown on the Survey of Seven Heaven Farms recorded in Map Book 37, Page 11 in the Probate Office of Shelby County, Alabama, said easement runs with the land in perpetuity for the exclusive benefit of said Lot 2 above and is appurtenant to Lot 2, to the grantees and their heirs, successors and assigns.

SUBJECT TO: (1) Taxes due in the year 2007 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any current use rollback.

RESTRICTIONS: The property conveyed herein cannot be used for mobile homes, any industrial or business operation, no commercial animal kennel or no tv or radio towers. Notwithstanding the foregoing, a trailer may be located on a temporary basis on the property conveyed for construction purposes only.

\$70,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.


Grantor represents and warrants that there are no fire dues or homeowners assessments or any other dues or assessments owing against the property conveyed from any governmental or quasi governmental entity.

This instrument has been executed pursuant to the Articles of Organization and Operating Agreement of the Grantor. McDonald Strong has executed this deed as Special Manager of the Grantor as authorized by Michael Henry Strong, the Sole Member of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 4th day of October, 2006.


20061010000500010 1/1 \$209.50
Shelby Cnty Judge of Probate,AL
10/10/2006 08:22:22AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

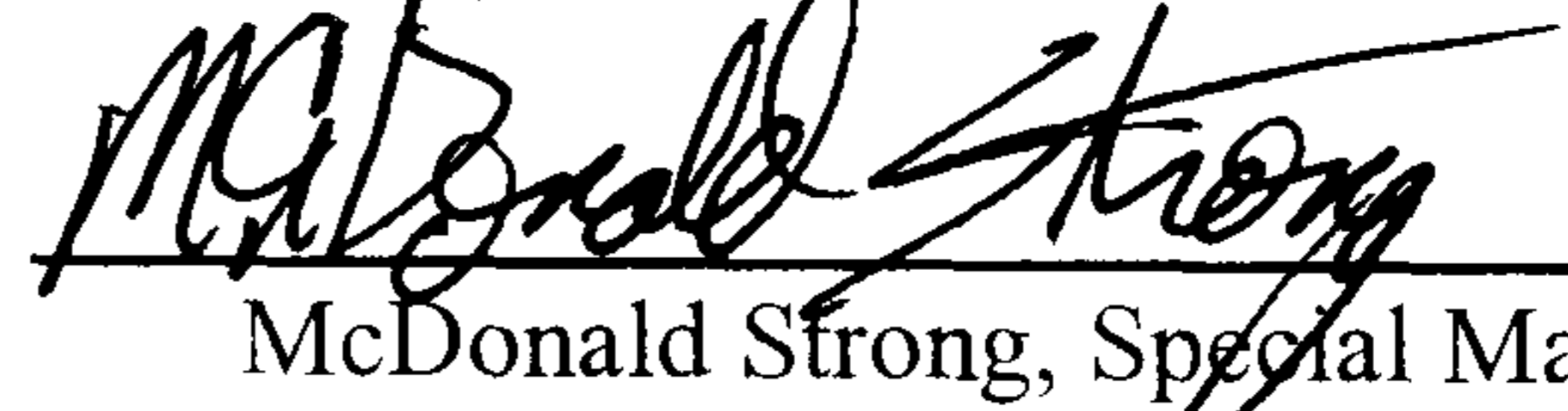
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that McDonald Strong as Special Manager of Bolivar Creek, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 4th day of October, 2006.

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

Deed Tax: \$198.50

Bolivar Creek, LLC

By: 
McDonald Strong, Special Manager


Notary Public

My Commission Expires: 3.1.2010