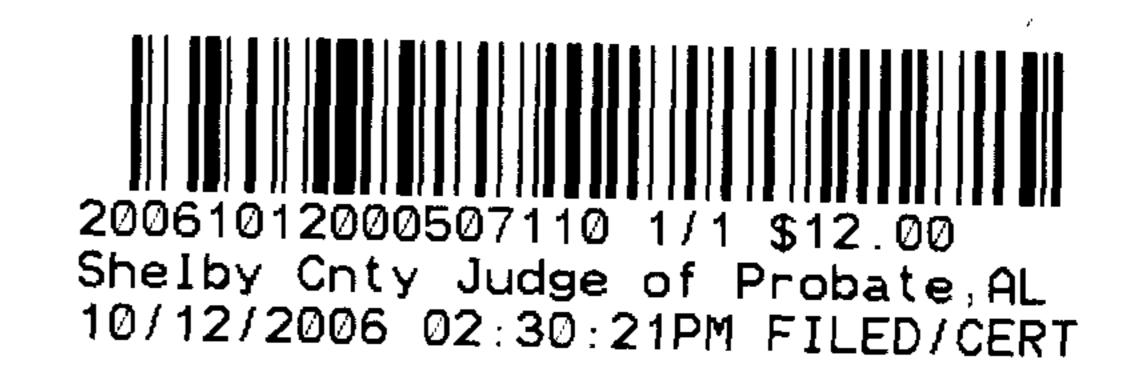
06-589
Ralph W. McLeod, Jr.
242 Timber Ridge Circle, Alabaster, Alabama 35007-5028



WARRANTY DEED JOINT TENANCY

State of Alabama County of Shelby

That in consideration of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars, to the undersigned grantor,

MIKE MITCHELL HOMES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,, the said GRANTOR does by these presents, grant, bargain sell and convey unto

Ralph W. McLeod, Jr. and Tracy McLeod

(herein referred to as GRANTEES) as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

Lot 222, according to the Final Plat of Forest Ridge Phase 2, as recorded in Map Book 32, page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2006 and subsequent years.
- 2. All covenant, restrictions, reservations, easements, conditions liens and other rights of whatever nature appearing of record.

SUBJECT TO A THIRD PARTY MORTGAGE IN THE AMOUNT OF 319,900.00 EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successos and assigns covenant with said GRANTEES, 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; that it will and its successors and assigns shall, warrant and defend the same to the GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said GRANTOR, by its Manager, William M. Mitchell, who is authorized to execute this conveyance, has hereto set its signature and seal, this <u>25</u> day of <u>September</u>, 2006.

MIKE MITCHELL HOMES, L.L.C., AN ALABAMA LIMITED
LIABILITY COMPANY

WILLIAM M. MITCHELL, Manager

(STATE OF ALABAMA) (COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that WILLIAM M. MITCHELL whose name as MANAGER of MIKE MITCHELL HOMES, L.L.C., AN ALBAMA 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 conveyancy, he as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

GIVEN under by hand and official seal this ____ day of ____ September ____, 2006.

Commission Expires 8-7-10

Notary Public

PREPARED BY:

MICHAEL GALLOWAY 931 Sharitt Avenue, #113, Gardendale, Alabama 35071

