

THE ENTIRE CONSIDERATION OF THE PURCHASE PRICE RECIED BELOW, WAS PAID
FROM A MORTGAGE LOAN SIMULTANEOUSLY HEREWITH.

Send Tax Notice To:
Baker & Evans Development, Inc.
145 Overhill Road
Montevallo, Alabama 35115


20061121000568930 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/21/2006 01:40:13PM FILED/CERT

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Alabaster, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SEVENTY-FIVE THOUSAND and NO/100 DOLLARS (\$75,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LAKEWOOD DEVELOPMENT, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **BAKER & EVANS DEVELOPMENT, INC, an Alabama corporation**, (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF LAKE WOOD ESTATES SUBDIVISION
AS RECORDED IN MAP BOOK 37, PAGE 99 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND
OPERATING AGREEMENT OF GRANTOR AND SAME HAVE NOT BEEN MODIFIED OR
AMENDED.

ALL OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

The above Property is conveyed subject to:

1. ad valorem and similar taxes for 2007 and subsequent years;
2. Right of way granted to Shelby County recorded in Real Book 116, page 949 in the Probate Office of Shelby County, Alabama;
3. Right of way granted to Anniston & Atlantic Railroad Company recorded in Deed Book 13, page 453 in the Probate Office of Shelby County, Alabama;
4. Right of way for CSX Railroad;
5. Title to all minerals within and underlying the premises, together with all 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, including but not limited to gas, oil, sand and gravel, in, on and under subject property;

6. Easements, buildings lines, restrictions, limitations and conditions as shown on recorded map;
7. Subject to Declaration of Protective Covenants for Lake Wood Estates Subdivision as recorded in Instrument No. 20061025000527620; and
8. Any and all matters of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 10th day of November, 2006.

LAKEWOOD DEVELOPMENT, LLC,
an Alabama limited liability company

By: Randy Goodwin
Randy Goodwin
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RANDY GOODWIN, whose name as Member of LAKEWOOD DEVELOPMENT, 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 of the contents of the conveyance, he, in his capacity as such member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2006.

[Signature]
NOTARY PUBLIC

My commission expires: 5-13-2008