THIS INSTRUMENT PREPARED BY:
Wallace Ellis Fowler & Head
P O Box 587
Columbiana, AL 35051
CORPORATION FORM WARRANTY DEED

Sent Tax Notice To: Imagine Homes, Inc. 1249 Ferry Road Columbiana, AL 35051

STATE OF ALABAMA	KNOW ALL MEN BY THESE PRESENTS,	20061211000598880 1/1 \$12.00
COUNTY OF SHELBY		Shelby Cnty Judge of Probate, AL 12/11/2006 12:45:29PM FILED/CERT

That in consideration of TWENTY SIX THOUSAND and no/100 DOLLARS (\$26,000.00), to the undersigned grantor, **HIDDEN SPRINGS**, **LLC**, a limited liability corporation, in hand paid by **IMAGINE HOMES**, **INC**., the receipt of which is hereby acknowledged, the said **HIDDEN SPRINGS**, **LLC**, does by these presents, grant, bargain, sell and convey unto the said **IMAGINE HOMES**, **INC**., the following real estate, situated in Shelby County, Alabama, described as follows:

Lot 44, according to the Survey of Hidden Springs, 1st Addition, as recorded in Map Book 27, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants Recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of Hidden Springs, First Addition, recorded in Map Book 27, Page 69, Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by Any of Grantor's predecessors in title. Grantor conveys to Grantee any Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being Limited to, right of way granted to South Central Bell by instrument Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby County, Alabama

TO HAVE AND TO HOLD, To the said IMAGINE HOMES, INC., its heirs and assigns forever.

All of the above recited consideration was paid from a mortgage closed simultaneously herewith.

And said HIDDEN SPRINGS, LLC, does for itself, its successors and assigns, covenant with said IMAGINE HOMES, INC., its 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 IMAGINE HOMES, INC., its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HIDDEN SPRINGS, LLC, by its Member Frank C. Ellis, III, who is authorized to execute this conveyance, has hereto set his signature and seal, this the _____1st___day of December, 2006.

HIDDEN SPRINGS, LLC

Frank C. Ellis, III, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, as Managing Member for Hidden Springs, LLC, a limited liability corporation, 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, as such Managing Member and with full authority, executed the same voluntarily for and as his act of said limited liability corporation.

Given under my hand and official seal, this the 1st day of December, 2006.

Notary Public