THIS INSTRUMENT PREPARED BY:

R. Stephen Griffis

R. Stephen Griffis, P.C.

2100 Riverhaven Drive

Suite 1

Hoover, AL 35244-2532

Send Tax Notice To:
Shelby Building Systems, LLC
312 Thompson Bood

312 Thompson Road Alabaster, AL 35007

STATUTORY WARRANTY DEED

20061215000612490 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/15/2006 02:54:25PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

Purchase money mortgage being recorded simultaneously herewith.

That in consideration of \$62,500.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, herein, the receipt whereof is acknowledged:

D-Squared, Inc.

(herein referred to as Grantor), does grant, bargain, sell and convey unto

Shelby Building Systems, LLC,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 55-A of a Resurvey of Lots 21, 22, 53-55, 58-66 & 86-89 of the Amended Map of Hickory Ridge, as recorded in Map Book 13, Page 147, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The property being conveyed is not now nor has it ever been the homestead of the Grantor.

Subject to easements, restrictions and rights-of-way, if any, of record, and ad valorem taxes for the current year due and payable October 1, 2007. These exceptions include, but are not limited to:

Easements and building line as shown on recorded map(s).

Release of damages as recorded in Book 108, Page 150.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139, Page 140 and Book 167, Page 406.

Declaration of protective covenants in Book 153, Page 992 and amended in Book 262, Pages 764 and 766.

Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 158, Page 720.

Terms, agreements and right of way to Alabama Power Company as recorded in Book 158, page 723.

Right of Way to the Water Works and Sewer Board of the City of Birmingham in Book 144, Page 878.

Notice is hereby given that the recorded subdivision map recorded in Map Book 11, Page 59; Map Book 11, Page 79 and Map Book 13, Page 147, contains on the face of same a statement pertaining to natural lime sinkholes.

Restrictions, limitations and conditions as shown on recorded map(s).

Mineral and mining rights not owned by Grantors are excepted.

This conveyance is made with the express reservation and condition that the Grantee, for itself and on behalf of its heirs, administrators, executors, successors, assigns, contractors, permitees, licensees and lessees, hereby release and forever discharge Grantor, its successors and

assigns, from any and all liability, claims, and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. Grantee acknowledges that is has made its own independent inspections and investigations of the hereinabove described land and is purchasing the Property on reliance upon such inspections and investigations thereof. For purposes of this paragraph, Grantor shall mean and refer to (i) the partners, agents and employees of Grantor and (ii) any successors and assigns of Grantor.

TO HAVE AND TO HOLD the above granted and described Property, together with all and singular the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto Grantee, its heirs, successors and assigns, in fee simple, forever.

AND GRANTOR will warrant and forever defend the right and title to the above described Property unto Grantee, its successors and assigns, against the claims of all persons and entities owning, holding or claiming by under or through Grantor.

IN WITNESS WHEREOF, the under this the and day of December, 20	ersigned Grantor has considerated of the constant of the const	caused its names to be signed on
	GRANTOR: D-Squared, Inc.	20061215000612490 2/2 \$15.00 Shelby Cnty Judge of Probate,AL 12/15/2006 02:54:25PM FILED/CERT
	By: and S	BONDUB B. MOORE
	Its: POESIO	JENT
STATE OF ALABAMA) SHELBY COUNTY)		
On the day of <u>rember</u> , person satisfactory evidence) to be the person(s) whand acknowledged to me that he/she/th capacity(ies), and that by his/her/their sign upon behalf of which the person(s) acted, ex	nally known to me (a nose name(s) is/are su ney executed the sa ature(s) on the instru	abscribed to the within instrument ame in his/her/their authorized ment the person(s), or the entity
Given under my hand and official sea	Notary Public	f <u>Pecember</u> , 2006. Ley S. Lyous c Sion Expires: 6/22/10
	GRANTEE:	
	Shelby Building Sys	tems, LLC
	By: Dan 4	Suce STANBRUCE
STATE OF ALABAMA) SHELBY COUNTY)	Its: MANAGER	
On the day of	ally known to me (do not not not not not not not not not no	abscribed to the within instrument ame in his/her/their authorized ment the person(s), or the entity
Given under my hand and official sea	1 this the all days	$f = \frac{1}{2}$

My Commission Expires: