20070125000039470 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/25/2007 02:39:06PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
2000 Forest Cove Drive
Birmingham, Alabama 35244

**STATE OF ALABAMA**
**COUNTY OF SHELBY**

# WARRANTY DEED

Know All Men by These Presents: That in consideration of **THREE HUNDRED SEVENTY THREE THOUSAND AND NO/100 DOLLARS ($373,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **LONG BRANCH, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SHELBY HOMEBUILDERS, INC.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lots 145, 146, 151, 152, 162, 238, 239, 240, 241, and 242, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, page 93, in the Probate Office of Shelby County, Alabama.**

Subject to:
(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record.

$373,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, its successors and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization, Operating Agreement, and First Amendment to Operating Agreement of Long Branch, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor will forever warrant and defend that title to the same and that the possession thereof unto the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of January, 2007.

**Long Branch, LLC**

**By:** _____ **(SEAL)**
**Scott Johnson**
**Its: Managing Member**

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **SCOTT JOHNSON**, whose name as **MANAGING MEMBER** of **LONG BRANCH, LLC** 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 19th day of January, 2007.

STACIE MARIE BECK NOTARY PUBLIC ALABAMA STATE AT LARGE

**(SEAL)**

_____
**Notary Public**
**My Commission Expires:**_____
**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
**MY COMMISSION EXPIRES: Dec 28, 2009**
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

This Instrument Was Prepared By:
Harry Gamble, III
Attorney at Law
105 Owens Parkway
Suite B
Birmingham, Alabama 35244

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.]