


This document prepared by:
Johnson, Hamilton & Gibson, LLC
L.H. Hamilton Jr.
6 Office Park Circle, Suite 214
Birmingham, AL 35223

Send Tax Notice To:
Frank Cohee
185 Wild Timber Parkway
Pelham, AL 35124

GENERAL WARRANTY DEED


20070212000065460 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
02/12/2007 02:21:23PM FILED/CERT

STATE OF ALABAMA)
COUNTY SHELBY)

Mtg Amount: \$380,000.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Four Hundred Thousand Dollars and 00/100 Dollars (\$400,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, M.H. BUILDERS, LLC (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto FRANK COHEE and MARGARET COHEE, husband and wife (herein referred to as Grantee(s)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate situated in **Shelby County, Alabama**:

Lot 41, according to the Final Plat of Wild Timber, Phase 3, as recorded in Map Book 34, Page 118, in the Probate Office of Shelby County, Alabama.

\$380,000.00 of the above consideration is from a purchase mortgage filed simultaneously with this deed.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or rights of way and subject to any and all matters visible by a survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein.

Subject to 2007 Property Taxes and subsequent years which are not yet due and payable.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of December, 2006.

M.H. Builders, LLC

BY: *Robert Hill*
By: Robert Hill; Its: Member;

M.H. Builders, LLC

BY: *Kyle Murphy*
By: Kyle Murphy; Its: Member

STATE OF ALABAMA)
COUNTY JEFFERSON)

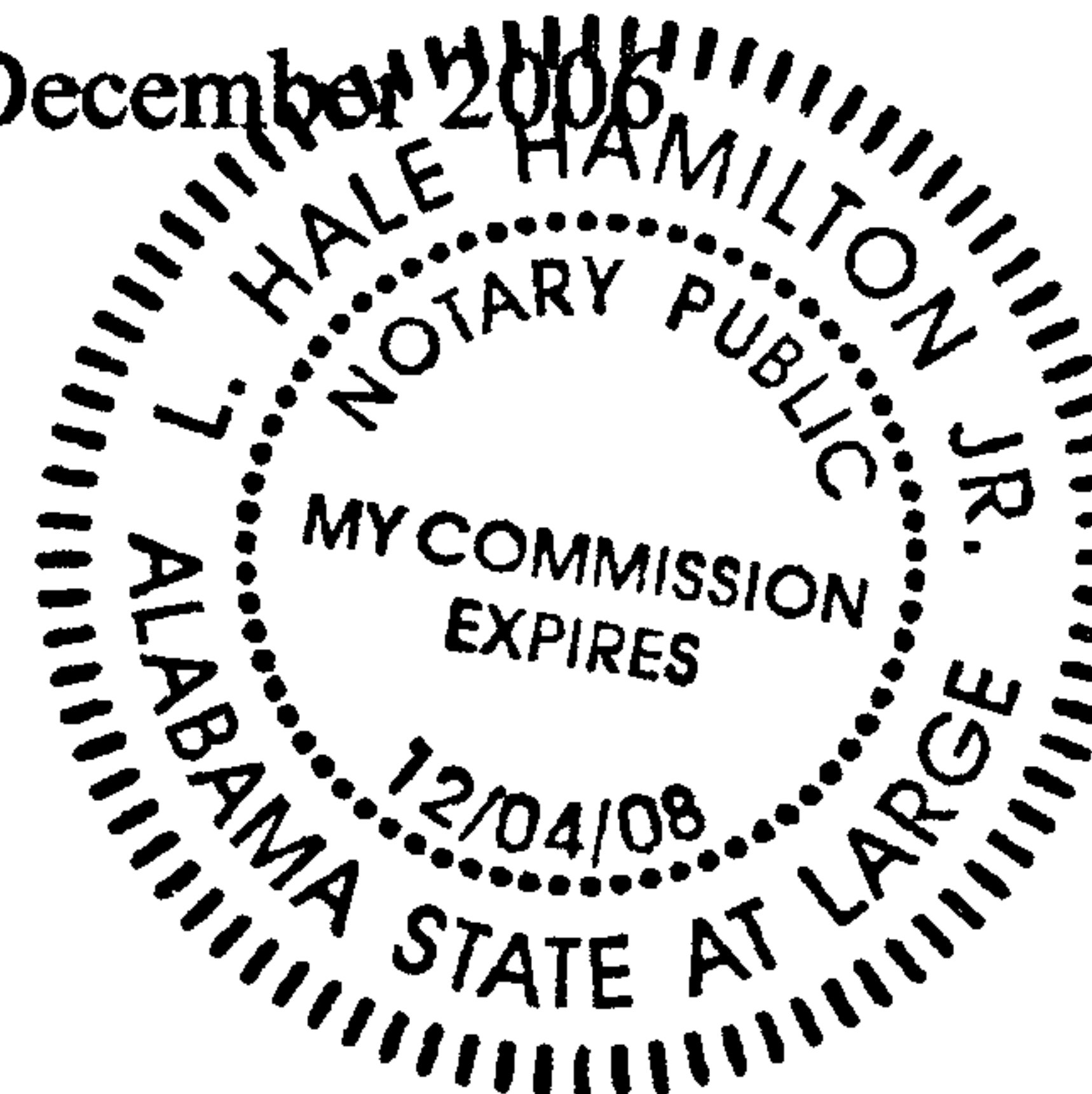


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I, the undersigned, a Notary Public in and for said County, and in said State, hereby certify that **Robert Hill** and **Kyle Murphy**, who are named as **Members** of **M.H. Builders, LLC**, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, with such power and authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Given under my hand and seal this 22nd day of December 2006

[Signature]
NOTARY PUBLIC:
My commission expires:



Shelby County, AL 02/12/2007
State of Alabama

Deed Tax: \$20.00