

STANDARD RESIDENTIAL OPTION AGREEMENT

This is intended to be a legally binding contract.
If not fully understood, seek the advice of an attorney.

THIS AGREEMENT, made and entered into this 28 day of February, 2007 by and between Big Sky Builders, INC., hereinafter referred to as "Optionor", and Cephus Home Buyers LLC, hereinafter referred to as "Optionee."

Witnesseth:

The OPTIONEE shall have an OPTION to purchase the property owned/equitably owned/under contract/under option by OPTIONOR located at: **412 Bent Creek Trace** in the city of **BIRMINGHAM**, state of **AL**, county of **Shelby**, zip code being **35043** and is more particularly described as follows:

Lot 41/1st Sector Bent Creek Map reference 24-S-29

This OPTION will expire without notice and shall be of no further effect if not exercised on or before the 15th day of March, 2007.

For \$25.00 and other CONSIDERATION of the OPTIONEE meeting all obligations as stated herein, the OPTIONOR hereby grants the OPTIONEE an OPTION to purchase under the following terms:

1. OPTION PRICE. The OPTION PRICE of the property which the Optionee agrees to pay and the Optionor agrees to accept shall be the sum of TWO HUNDRED AND NINETY-THREE THOUSAND DOLLARS (\$293,000):

2. REPAIRS: OPTIONEE agrees to perform all repairs necessary to improve the premises for sale.


3. CLOSING COSTS. The following items will be prorated at closing: Taxes, Insurance, HOA (where applicable). All other closing costs to be paid by the OPTIONEE including fees and court costs for correcting title.

4. CONDITION. OPTIONEE AGREES THE PROPERTY IS TO BE OPTIONED IN "AS IS CONDITION," MEANING THE CONDITION IT IS IN AS OF THE DATE OF THIS OPTION AGREEMENT.

The parties hereto have executed this Standard Option Agreement of Real Property this 20 day of February, 2007.

OPTIONEE:

signature and date

 3/5/07

name printed

CEPHUS BUYERS AND HOME IMPROVEMENTS

address

PO BOX 310058

city, state, zip

BIRMINGHAM, AL 35231

OPTIONOR:

* Signature Date Signature Date

 3/5/07

Jason, member, Big Sky Builders, INC.

Name Printed Name Printed

Address Address

Birmingham AL 35244

City State Zip City State Zip