This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Bagley Properties
P.O. Box 660634
~~Montevallo, AL 35115~~
Birmingham AL 35266

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

20070320000125750 1/1 $36.00
Shelby Cnty Judge of Probate, AL
03/20/2007 09:27:21AM FILED/CERT

That in consideration of Twenty Five Thousand dollars and Zero cents ($25,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, LANDRUM BUILDERS, INC., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BAGLEY PROPERTIES, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37-A, according to a amended map of Ammersee Lakes, Second Sector, as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

NONE OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of March, 2007.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Landrum Builders Inc (SEAL)
LANDRUM BUILDERS, INC.

Ronny D Landrum Pres (SEAL)
By: RONNY D. LANDRUM, as President of
LANDRUM BUILDERS, INC.

_____ (SEAL)

_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Janet F. Parson, a Notary Public in and for the said County, in said State, hereby certify that RONNY D. LANDRUM, as President of LANDRUM BUILDERS, INC., whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2007.

Janet F Parson
Janet F. Parson, Notary Public
My Commission Expires: 10-16-2008

J. F. PARSON NOTARY PUBLIC ALABAMA

Shelby County, AL 03/20/2007
State of Alabama

Deed Tax:$25.00