SEND TAX NOTICES TO:
BENJAMIN MAINA
1049 EMERALD RIDGE DR.
CALERA, AL 35040

20070327000137370 1/1 $12.00
Shelby Cnty Judge of Probate,AL
03/27/2007 01:41:32PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Seven Thousand Nine Hundred and no/100 Dollars ($147,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **OLD SOUTH BUILDERS, INC.,** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **BENJAMIN MAINA,** (herein referred to as "Grantee"), its interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 12, according to the Survey of Emerald Ridge, Sector 1, as recorded in Map Book 35, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2007 and subsequent years not yet due and payable.

$147,900.00 of the purchase price was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for its successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 16th day of March, 2007.

OLD SOUTH BUILDERS, INC.

BY: _____
Tommy Mayson
ITS: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Tommy Mayson, whose name as President of Old South Builders, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily in his capacity for the aforesaid corporation on the day the same bears date.

Given under my hand and official seal, this the 16th day of March, 2007.

NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/10/09

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

ANNE R. STRICKLAND NOTARY PUBLIC ALABAMA STATE AT LARGE