

20070418000180270 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
04/18/2007 01:08:43PM FILED/CERT

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

Send tax notice to:

Steven W. Smith
509 Sugarberry Dr.
Montgomery AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **Ninety Thousand and No/100 (\$90,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Classic American Homes, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Multiple Design Solutions, Inc.** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS 405 AND 406, ACCORDING TO THE SURVEY OF FINAL PLAT STONEYKIRK AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 32, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN 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, including but not limited to: (a) Covenants, conditions and restrictions as set forth in the document recorded in Instrument 20031001000660210 in the Probate Office of Shelby County, Alabama; (b) building lines, rights of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 32, Page 11.

To Have And To Hold to the said grantees, his, her or their heirs 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 Incorporation and Bylaws of Classic American Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of April, 2007.

Shelby County, AL 04/18/2007
State of Alabama

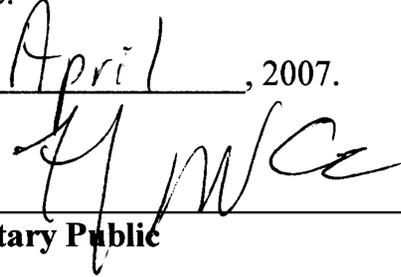
Deed Tax: \$90.00

Classic American Homes, Inc.
By: John Brock (SEAL)
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Harry W. Gamble, a Notary Public in said and for said County, in said State, hereby certify that **John Brock**, whose name as **President of Classic American Homes, Inc.** 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 this conveyance, as such officer and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2007.



Notary Public

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008