

Entire Purchase Price paid by proceeds of Mortgage filed simultaneously herewith.

This instrument prepared by:  
Michael J. Brandt, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
ADEK Homes, Inc.  
P. O. Box 380153  
Birmingham, AL 35238

**LIMITED WARRANTY DEED**

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Five Thousand and No/100 Dollars (\$305,000.00) and other good and valuable consideration to the undersigned grantor, **LAKE WELLINGTON DEVELOPMENT GROUP, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **ADEK HOMES, INC.**, an Alabama corporation (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 2, 5 and 8, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Probate Office of Shelby County, Alabama.

**Subject to:**

1. Taxes for the year 2007 and subsequent years.
2. Easement(s), building lines(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

4. Restrictions appearing of record in Instrument No. 2007-22363 and Instrument No. 2006-25090.
5. Right-of-way granted to South Central Bell Telephone Company recorded in Instrument No. 1993-16007.
6. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2006-60335.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of or the quality of title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

**IN WITNESS WHEREOF**, GRANTOR, has set its signature as the act of such GRANTOR, this the 25<sup>th</sup> day of May, 2007.

**GRANTOR:**

**LAKE WELLINGTON DEVELOPMENT  
GROUP, LLC,  
an Alabama limited liability company**

By: \_\_\_\_\_

J. Robert Adams, III  
Its Authorized Manager

20070529000248010 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/29/2007 11:43:51AM FILED/CERT

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Robert Adams, III, whose name as Authorized Manager of Lake Wellington Development Group, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 25<sup>th</sup> day of May, 2007.

Sherril Jones  
Notary Public

My Commission Expires: 1/12/08

(S E A L)