

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

Send Tax Notice To: Old South Builders, Inc.
P.O. Box 360331
Birmingham, AL 35236

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixty Four Thousand dollars and Zero cents (\$64,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bagley Properties, LLC, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Old South Builders, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 10A and 11 A, according to the Map of Ammersee Lakes, Second Sector amended Map 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 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

ADDITIONAL RESTRICTIONS FOR LOTS 10A and 11A:
Single level home must be minimum 1400 sq. feet of heated floor space.

\$64,000.00
~~\$0.00~~ OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

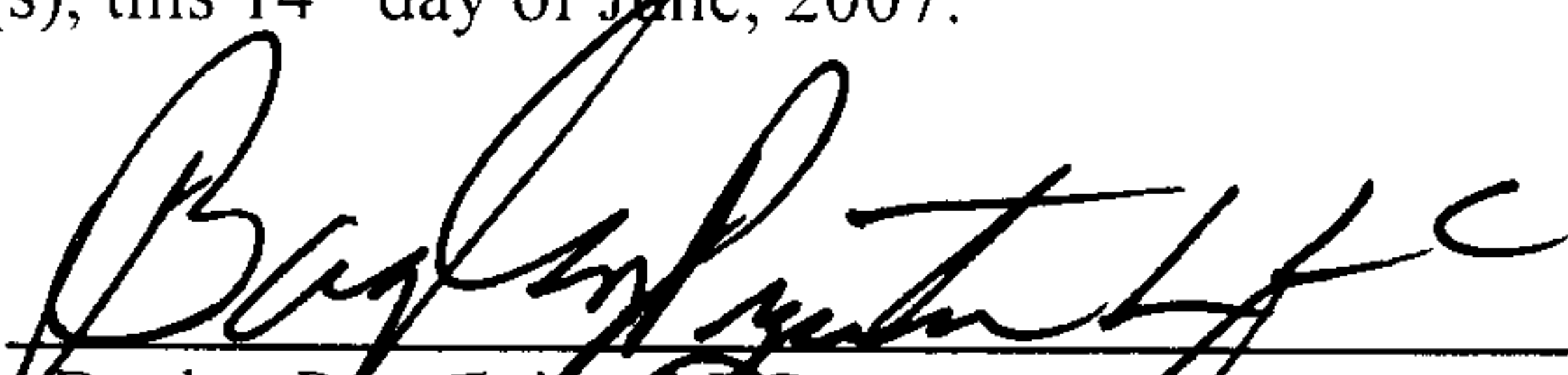
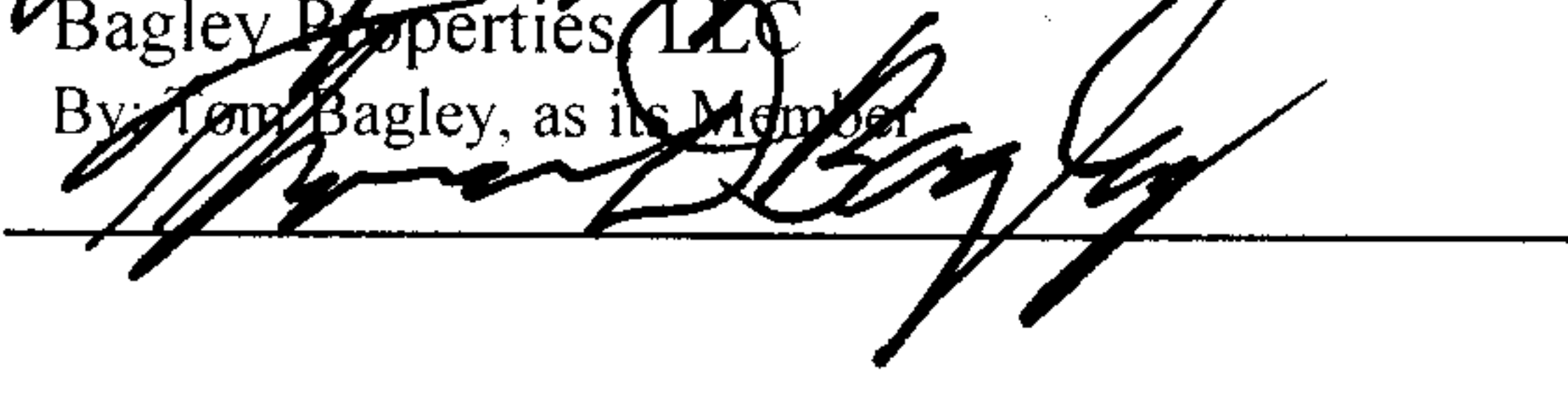
\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

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 14th day of June, 2007.

_____ (SEAL)		_____ (SEAL)
_____ (SEAL)	Bagley Properties, LLC By: Tom Bagley, as its Member	_____ (SEAL)
_____ (SEAL)		_____ (SEAL)
		_____ (SEAL)
		_____ (SEAL)

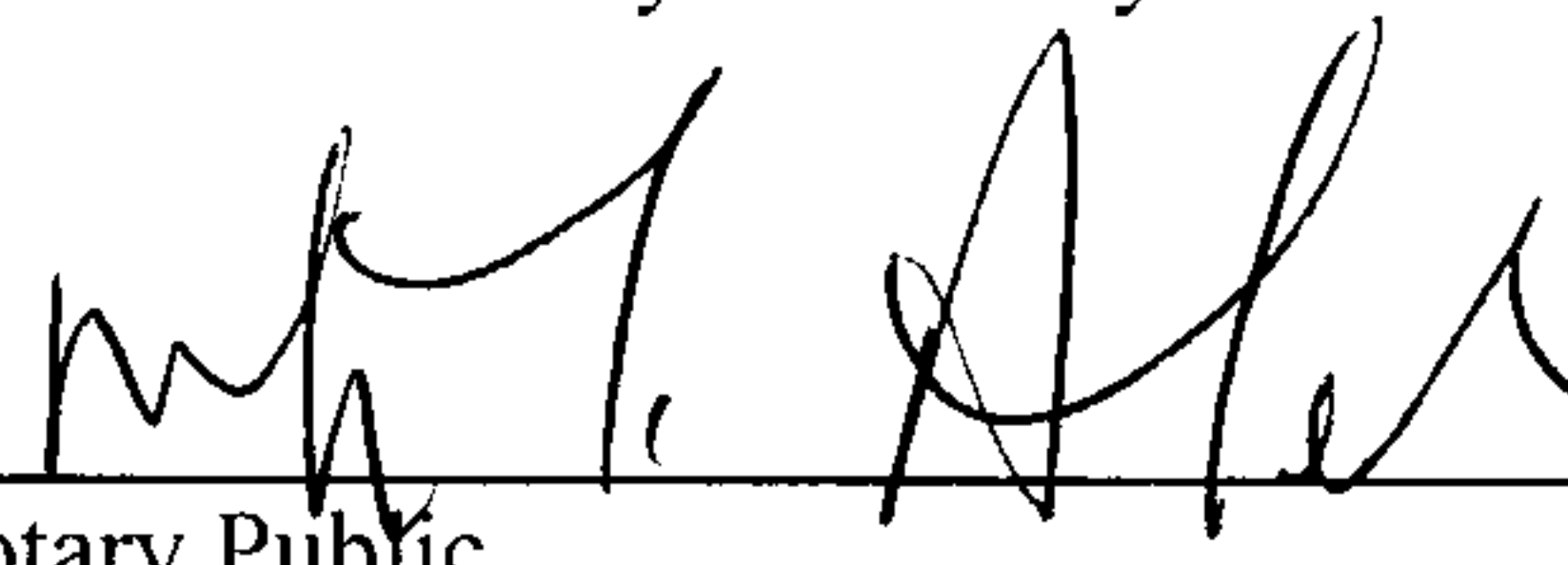
STATE OF

COUNTY

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Tom Bagley, as Member of Bagley Properties, LLC, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2007.



Notary Public
My Commission Expires: 10/16/2008

