

SEND TAX NOTICES TO:

AUTHENTIC BUILDING COMPANY, LLC

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

\$1,110,000.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ~~Ten Dollars (\$10.00)~~ to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **AGA PARTNERS, LLC** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **AUTHENTIC BUILDING COMPANY, LLC** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6 day of June, 2007.

AGA PARTNERS, LLC

BY

Earl M. Gibson

(Its Manager)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl M. Gibson, whose name as Manager of AGA PARTNERS, LLC, a 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 of said instrument, he, as such manager, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 6 day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 6/7/07

EXHIBIT "A"

PARCEL I:

Lots 2634, 2636, 2637, 2638, 2639, 2644, 2645, 2646, 2652, 2653, 2654, 2658, 2659, and 2660 according to the Survey of Weatherly Highlands The Ledges Sector 26 - Phase Two, as recorded in Map Book 38, Page 16 in the Probate Office of Shelby County, Alabama

PARCEL II:

Lot 2608-A, according to a Resurvey of Lots 2608, 2609 and 2610 of Weatherly Highlands The Ledges Section 26 Phase One, as recorded in Map Book 37, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) taxes and assessments for the year 2007, a lien but not yet payable; ii) easements and building lines as shown on recorded map; iii) right of way granted to Alabama Power Company recorded in Instrument No. 2006-60272 and Instrument No. 2006-42216; iv) restrictions appearing of record at 2000-14750, together with certain rights and benefits under the Declaration of Protective Covenants for Weatherly Highlands, the Ledges – Sector 26 – Phase I dated May 4, 2000 and filed of record as instrument 2000-14750; and v) coal, oil, gas and mineral and mining rights which are not owned by Grantor.

THIS INSTRUMENT PREPARED BY:

William B. Hairston III
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