


This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Imagine Homes, Inc.
1249 Ferry Road
Columbiana, AL 35051


20070712000328720 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/12/2007 01:19:36PM FILED/CERT

WARRANTY DEED
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand Five Hundred and no/00 DOLLARS (\$35,500.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Hidden Springs, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Imagine Homes, Inc., (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Hidden Springs, 1st Addition, as recorded in Map Book 27, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance and the warranties herein made are subject to the following:

- (1) Covenants and Restrictions and Declaration of Protective Covenants
Recorded in the Probate Office of Shelby County, Alabama, as Instrument
No. 2000-34908.
- (2) Building setback lines, easements, and conditions as shown on plat of
Hidden Springs, First Addition, recorded in Map Book 27, Page 69,
Probate Office of Shelby County, Alabama.
- (3) Mineral and mining rights, if any, which might have been conveyed by
Any of Grantor's predecessors in title. Grantor conveys to Grantee any
Mineral and mining rights, if any, which Grantor owns.
- (4) Utility permits and easements for roads of record including, but not being
Limited to, right of way granted to South Central Bell by instrument
Recorded in Deed Book 261, Page 190 in the Probate Records of Shelby
County, Alabama

The above recited consideration was paid by mortgage loan closed simultaneously herewith. TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of July, 2007.

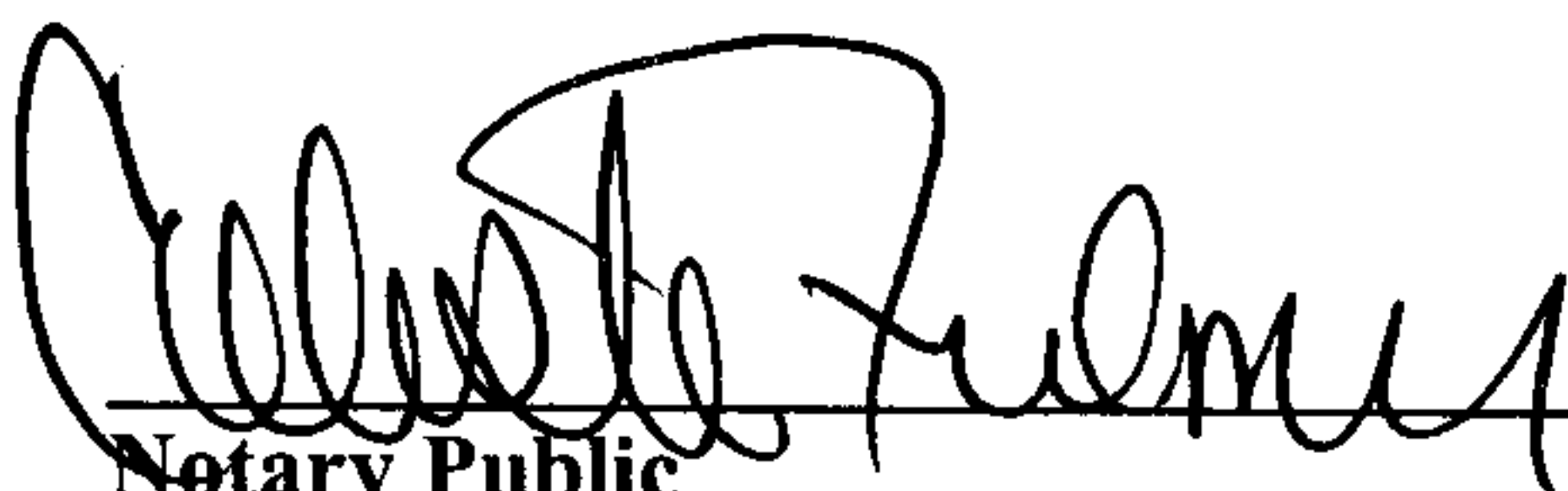
HIDDEN SPRINGS, LLC, an Alabama
Limited Liability Company

BY: 
Frank Corley Ellis, III, Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank Corley Ellis, III, whose name as Managing Member of Hidden Springs, LLC, an Alabama Limited Company, 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 as such Managing Member and with full authority, on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2007.


Notary Public

My Commission Expires: 10/6/08