

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

UNITED HOMEBUILDERS, INC.

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS 00/100 (\$165,000.00)** to the undersigned grantor, LEXINGTON PARC DEVELOPMENT, LLC, , in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **UNITED HOMEBUILDERS, INC.**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOTS 152, 153, 156, 183 AND 184 ACCORDING TO THE SURVEY OF LEXINGTON PARC SECTOR 1 AS SET OUT IN MAP BOOK 38 PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2006 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM MAYFLOWER CIRCLE AND 25 FEET ON THE WESTERLY AND NORTHWESTERLY SIDES AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY PLAT.
4. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST NO 20070501000200350 IN THE PROBATE OFFICE.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING THOSE SET OUT IN INST NO 20051202000623960 IN THE PROBATE OFFICE.
6. GRANT OF LAND EASEMENT AS SHOWN BY INSTRUMENT RECORDED IN INST NO 20051202000623970.

\$364,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$66,00000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **LEXINGTON PARC DEVELOPMENT, LLC**, by Alan Burns its **MANAGING MEMBER**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 12th day of July, 2007.

LEXINGTON PARC DEVELOPMENT, LLC

Alan Burns
MANAGING MEMBER

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Alan Burns, whose name as **MANAGING MEMBER** of **LEXINGTON PARC DEVELOPMENT, LLC**, a/an , 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand this the 12th day of July, 2007.

Elizabeth Anderson
Notary Public

My commission expires: 7/27/09

