
(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

KEN UNDERWOOD CLASSIC HOMES, INC.
2015 Stonegate Trail Suite 101
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SIX HUNDRED THIRTY THOUSAND DOLLARS 00/100 (\$630,000.00)** to the undersigned grantor, SHELBY LAND & DEVELOPMENT, LLC, a/an **A LIMITED LIABILITY COMPANY**, 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 **KEN UNDERWOOD CLASSIC HOMES, INC., A CORPORATION**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOTS 2, 4, 6, 8, 38, 40, 42, 44, 46, 64, 78, 80, 82 AND 124 ACCORDING TO THE SURVEY OF SHELBY FARMS SUBDIVISION AS RECORDED IN MAP BOOK 38 PAGE 149 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. RIGHT OF WAY GRANTED TO A T & T RECORDED IN REAL 166 PAGE 653 RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TITLE TO THAT PORTION OF THE PROPERTY WITHIN ANY ROAD RIGHT OF WAYS.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 112 PAGE 457 AND VOLUME 123 PAGE 436 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. BUILDING LINES EASEMENTS AND RESTRICTIONS OF RECORD.
6. UNIVERSITY OF MONTEVALLO TO HAVE UNRESTRICTED ACCESS TO EXISTING RETENTION POND PER RECORDED MAP.

\$540,000.00 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, KEN UNDERWOOD as MANAGING MEMBER OF CIK, LLC MANAGING MEMBER of SHELBY LAND & DEVELOPMENT, LLC , has hereunto subscribed his/her/their name on this the 29TH day AUGUST of 2007.

SHELBY LAND & DEVELOPMENT, LLC



KEN UNDERWOOD
MANAGING MEMBER OF CIK, LLC
MANAGING MEMBER OF SHELBY
LAND AND DEVELOPMENT, LLC

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEN UNDERWOOD, whose name as MANAGING MEMBER OF CIK, LLC as MANAGING MEMBER of SHELBY LAND & DEVELOPMENT, LLC, 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 LIMITED LIABILITY COMPANY.

Given under my hand this the 29th day of August, 2007.



Notary Public

My commission expires: 9.29.2010