

# WARRANTY DEED

20070920000441360 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/20/2007 10:29:15AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Million, Three Hundred, Seventy Nine Thousand, Five Hundred and no/100's Dollars (\$1,379,500.00)** and other good and valuable consideration to the undersigned grantor,

**HIGHWAY 55, LLC, an Alabama limited liability company**

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**S & B CONSTRUCTION, LLC**

(hereinafter referred to as GRANTEE) the following described real estate situated in Talladega County, Alabama, to-wit:

**Lots 101-110, 112-116, 120-127, 129-131, 217-220 and 236-238 , according to the Final Plat of Willow Oaks, as recorded in Map Book 38, Page 137-A and 137-B, recorded July 18, 2007, in the Office of the Judge of Probate of Shelby County, Alabama.**

**All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

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

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 29th day of August, 2007.

ATTEST:

HIGHWAY 55, LLC

  
It's Managing Member

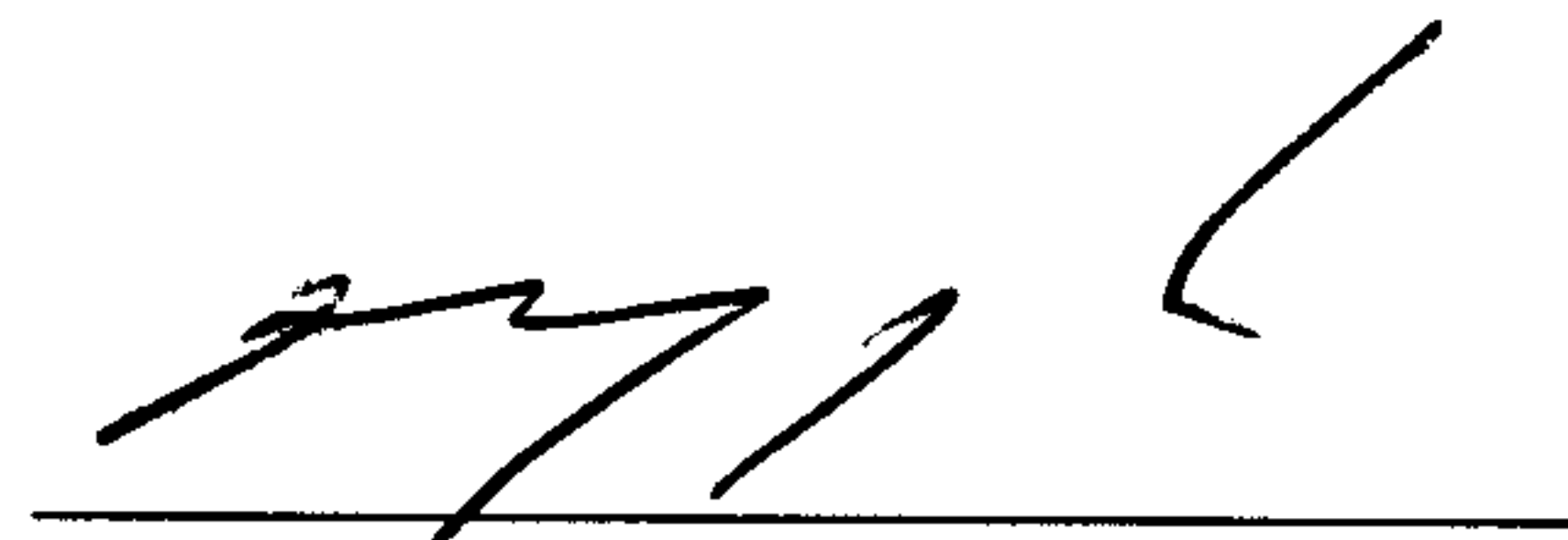


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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Connor Farmer as Managing Member of Highway 55, LLC an Alabama limited liability company is signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Managing Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

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

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Send Tax Notice To:  
S & B Construction LLC  
15 Southlake Lane, Suite 260  
Birmingham, Alabama 35244