

WARRANTY DEED

20070920000441390 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/20/2007 10:29:18AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred, Sixty Thousand and no/100's Dollars (\$560,000.00)** 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

DONOVAN BUILDERS, LLC

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

Lots 246 to 250 and 221 to 235, according to the Final Plat of Willow Oaks, as recorded in Map Book 38, pages 137-A and 137-B, in the Office of the Judge of Probate of Shelby County, Alabama.

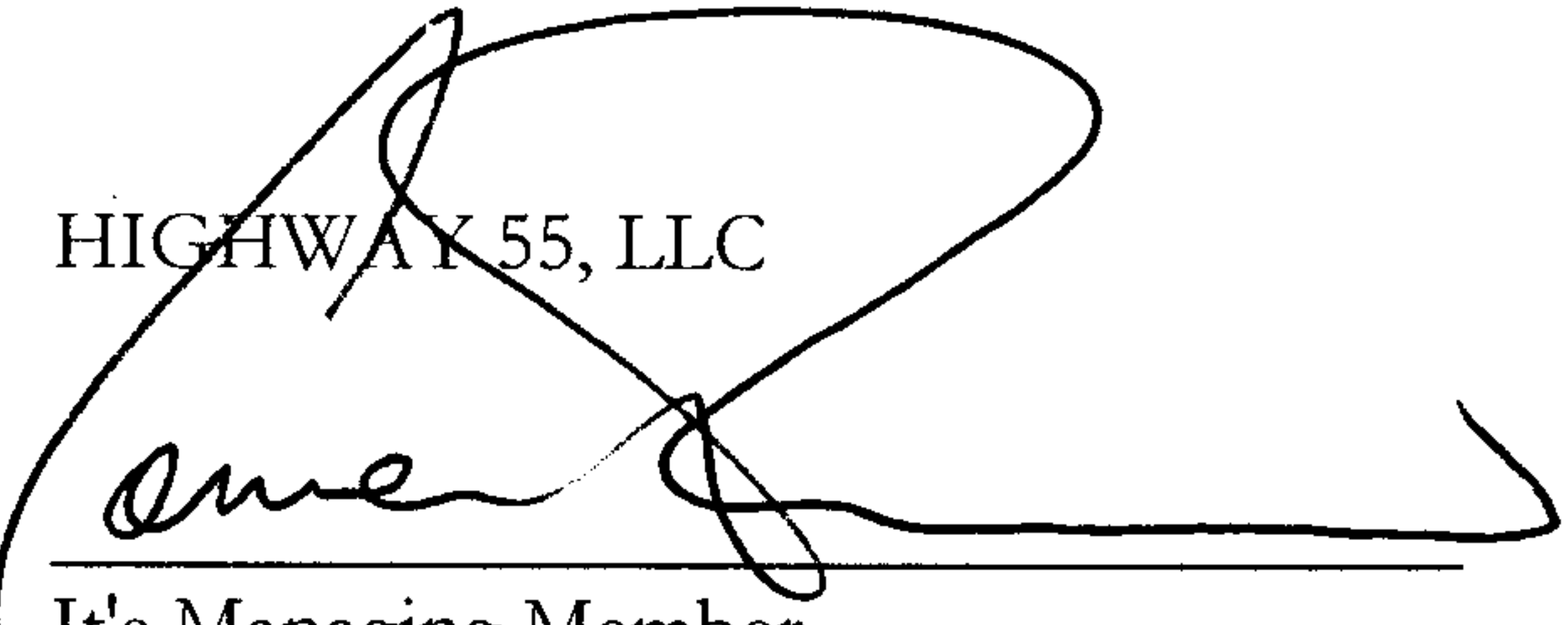
All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

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 11th day of September, 2007.

ATTEST:

HIGHWAY 55, LLC

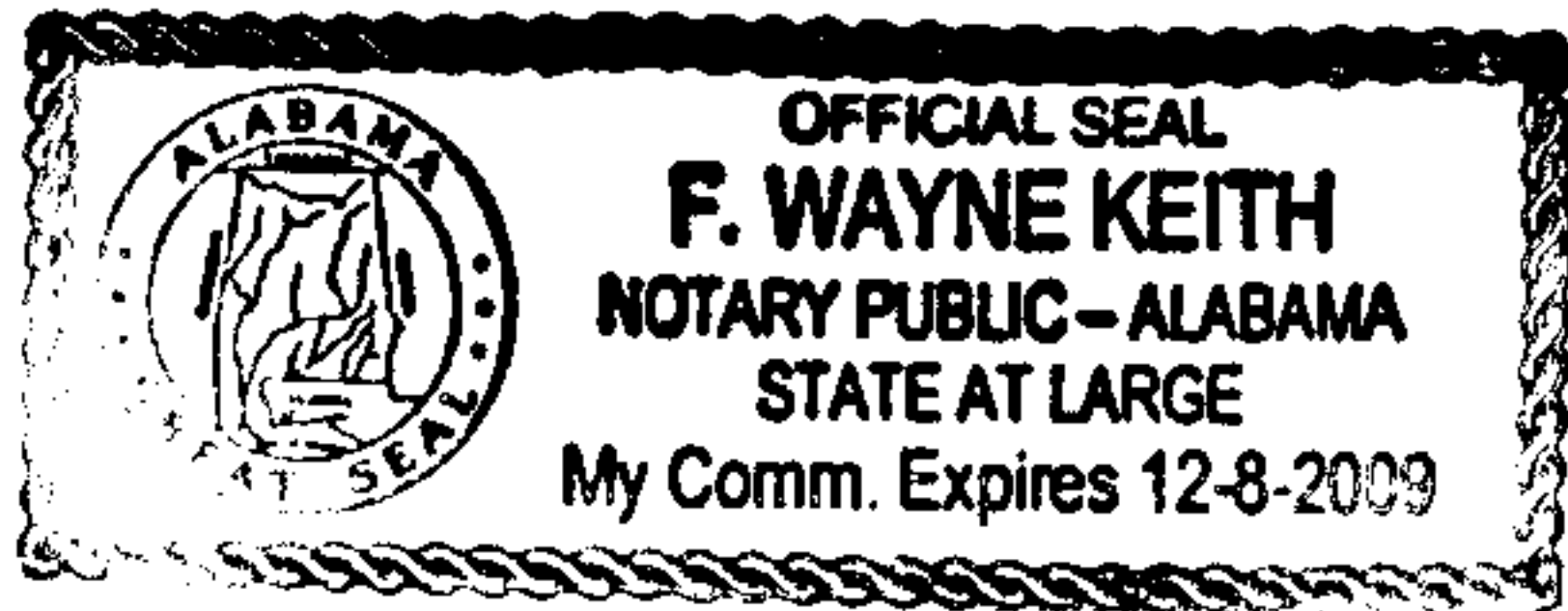


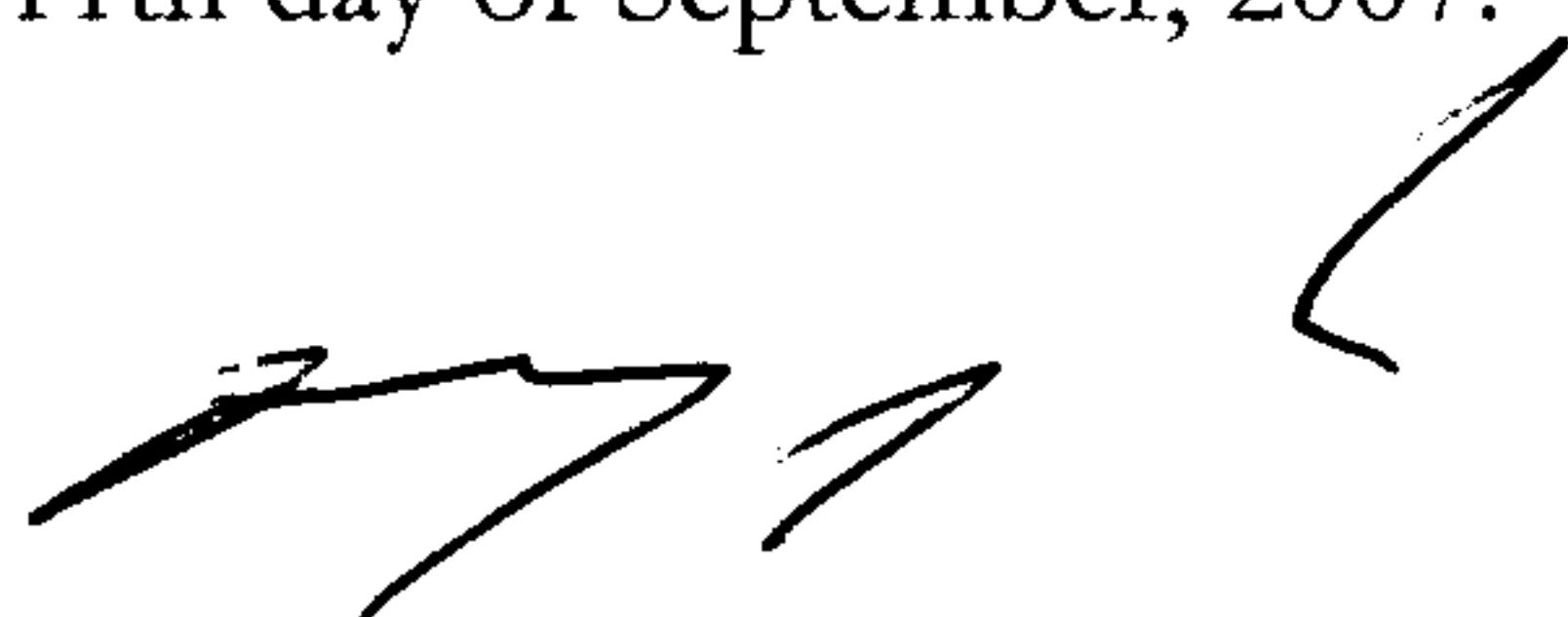
It's Managing Member

STATE OF ALABAMA
SHELBY COUNTY

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, a limited liability company is signed to the foregoing conveyance and who is 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 11th day of September, 2007.





Notary Public


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

SEND TAX NOTICE TO:
Donovan Builders, LLC
3584 Highway 31 South
Pelham, Alabama 35124