

Instrument Prepared Without Benefit of Title Search

This instrument prepared by:

Sandy F. Johnson
Attorney at Law
P. O. Box 23
Montevallo, Alabama 35115

SEND TAX NOTICE TO:

Alfa Bravo Holdings, Inc.
3425 Charing Wood Lane
Birmingham, AL 35242

MINIMUM VALUE: \$10,000.00

WARRANTY DEED

STATE OF ALABAMA)
)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Deer Ridge Development, LLC**, (hereinafter grantor), does hereby grant, bargain, sell and convey unto **Alfa Bravo Holdings, Inc.** (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 5, according to the Survey of Deer Ridge Lakes, Sector 1, as recorded in Map Book 33, Page 115, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The above recited consideration was paid by mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as **Managing Member of Deer Ridge Development, LLC** on the 26th day of FEBRUARY, 2008.

Deer Ridge Development, LLC

By: _____

Albert James Knight

Its: **Managing Member**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name is signed to the foregoing conveyance as **Managing Member of Deer Ridge Development, LLC**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Deer Ridge Development, LLC.

Given under my hand and official seal on the 26th day of February, 2008.

Notary Public

Commission Expires: _____

