

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Thirty Thousand and no/100's Dollars (\$230,000.00)** and other good and valuable consideration to the undersigned grantor,

S & B CONSTRUCTION, 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 101, 103, 107, 108, 219 & 220, according to Willow Oaks, as recorded in Map Book 38, Page 137 A & B in the Probate Office of Shelby County, Alabama.

Subject to The Covenants and By-Laws.

Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

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 4th day of April, 2008.

ATTEST:

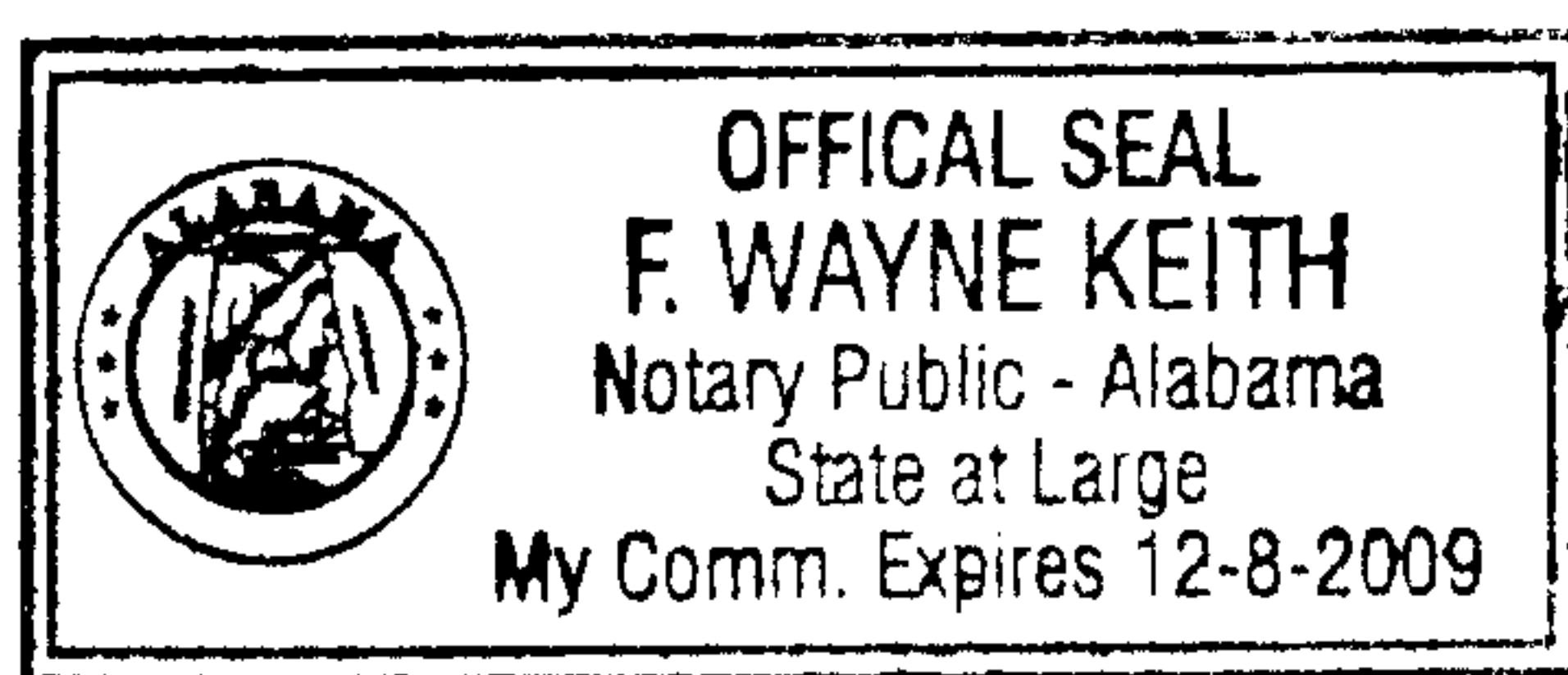
S & B CONSTRUCTION, LLC

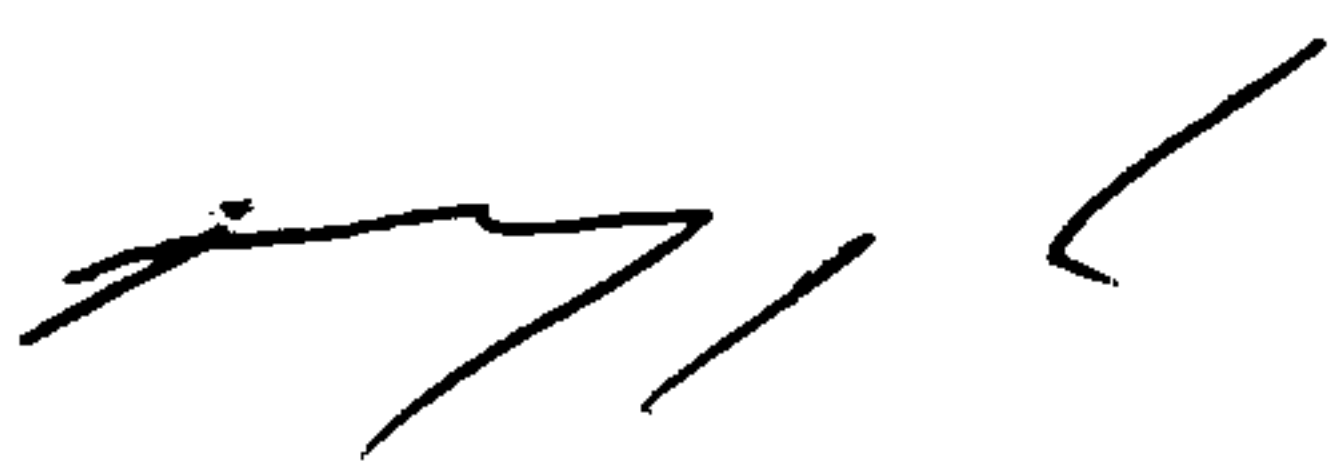
Its Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William Barger, as Managing Members of S & B Construction, 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 they as Managing Members 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 4th day of April, 2008.





Notary Public

Shelby County, AL 04/23/2008
State of Alabama

Deed Tax: \$230.00

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

Send Tax Notice To:
Donovan Builders
3584 Highway 31, PMB 178
Pelham, Alabama 35124