

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Five Thousand and no/100's Dollars (\$55,000.00)** and other good and valuable consideration to the undersigned grantor,

**TWS HOMES, INC., an Alabama corporation**

(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

**WOODWAY PROPERTIES, LLC**

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

**Lot 40, according to the Survey of Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. 2008 and subsequent years ad valorem taxes
2. Declaration of Protective Covenants filed for record in the Probate Judge's Office of Shelby County.
3. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

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 10th day of September, 2008.

ATTEST:

TWS HOMES, INC.

  
It's President



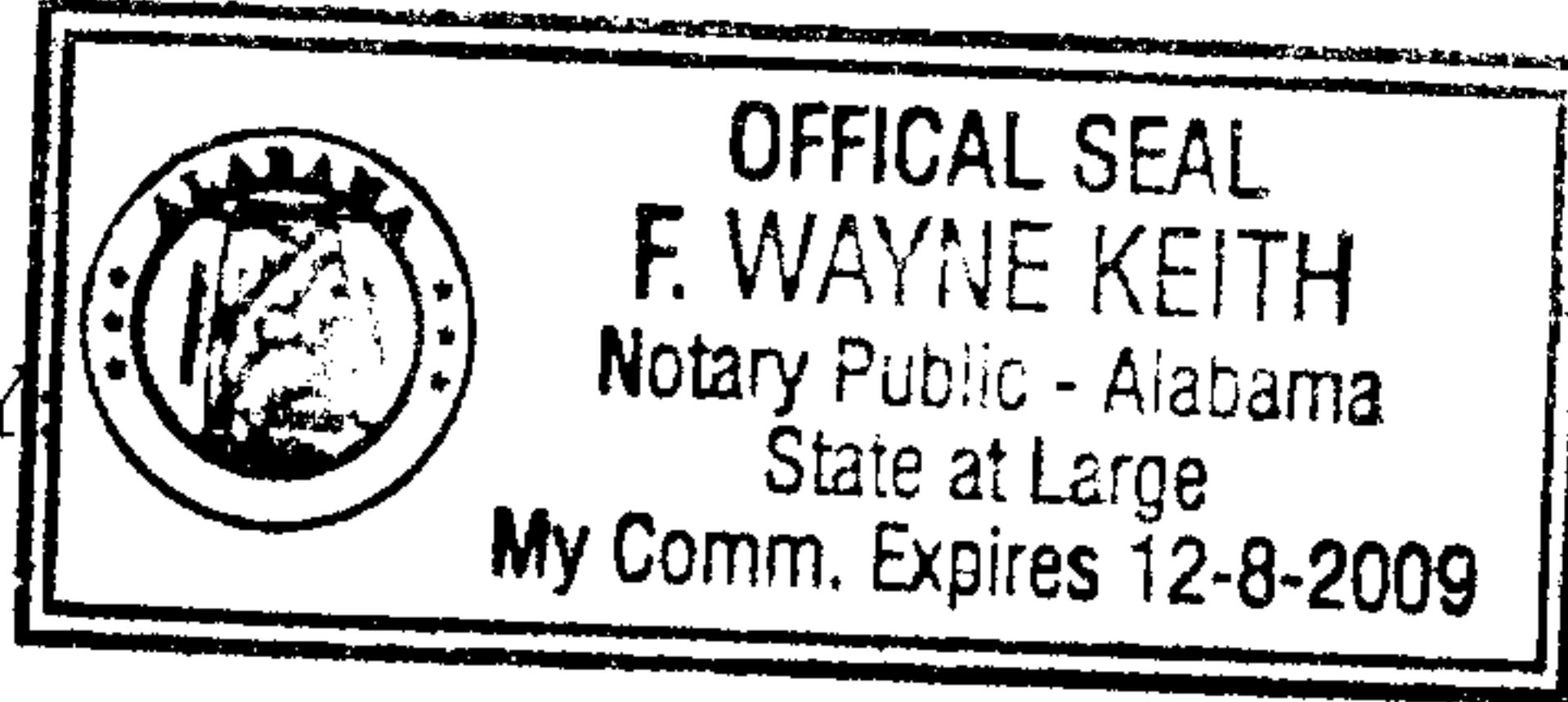
20080915000365310 2/2 \$69.00  
Shelby Cnty Judge of Probate,AL  
09/15/2008 12:51:41PM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Thomas W. Strickland, whose name as President of TWS Homes, Inc., an Alabama corporation is signed to the foregoing conveyance and is are known to me, acknowledged before me, that, being informed of the contents of the conveyance he as President and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 10th day of September, 2008.

Notary Public



THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

Shelby County, AL 09/15/2008  
State of Alabama

Deed Tax: \$55.00