


This instrument was prepared by:
Harry W. Gamble
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

150 Revolutionary Way
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY


20090817000315470 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/17/2009 10:58:37 AM FILED/CERT

WARRANTY DEED

Know All Men by These Presents: That in consideration of **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **SHERWOOD, INC.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CHUCK HAWKINS d/b/a TYLER CONSTRUCTION** (herein referred to as grantees, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 6, according to the Survey of Colonial Oaks, Phase 1, as recorded in Map Book 39, Page 45, corrected in Map Book 39, Page 115, in the Probate office of Shelby County, Alabama.

Lot 11, according to the Survey of Colonial Oaks, Phase 1, as recorded in Map book 39, Page 45, corrected in Map Book 39, Page 115 in the Probate office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2009 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) (a) Transmission line permit to Alabama Power Company, recorded in Deed Book 112, Page 456 and Deed Book 123, page 428, 432 and 433, deed Book 236, Page 825; Deed Book 134, Page 112, Deed Book 235, Page 321 and Deed Book 248, Page 372, in the Probate Office of Shelby County, Alabama. (b) Right of way to Shelby County, recorded in Deed book 124, Page 200 and 201, in the Probate Office of Shelby County, Alabama. (c) Easement to Plantation Pipeline Co., as recorded in Deed Book 112, Page 335, in the Probate Office of Shelby County, Alabama. (d) Less and except any portion of subject property lying within a road right of way. (e) Right of Way granted to Alabama Power Company by instrument recorded in instrument 20080401000129940 in the Probate Office of Shelby County, Alabama. (f) Restrictions with Easements appearing of record in instrument 20080401000130200, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin. (g) Declaration of Protective Covenants as recorded in Instrument 20071106000512030, amended in Instrument 20080618000249120 in the Probate Office of Shelby County, Alabama. (h) Building line(s) as shown by recorded map. (i) Easement(s) as shown by recorded map. (j) Restrictions as shown by recorded map.

All of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of **Sherwood, Inc.**, which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to

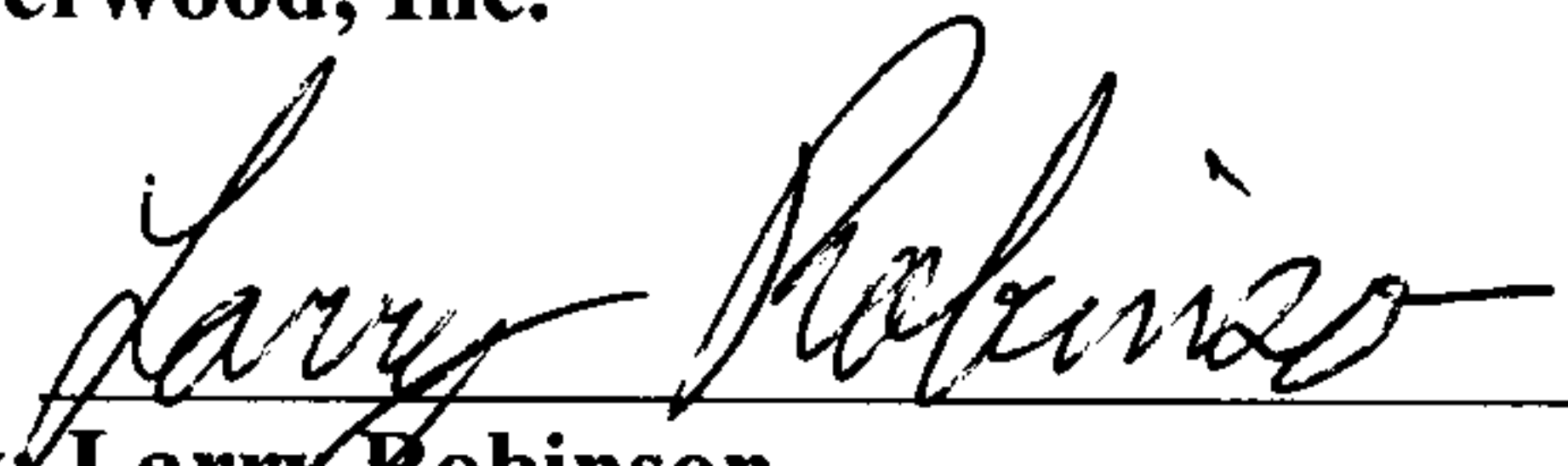


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the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

12th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of August, 2009.

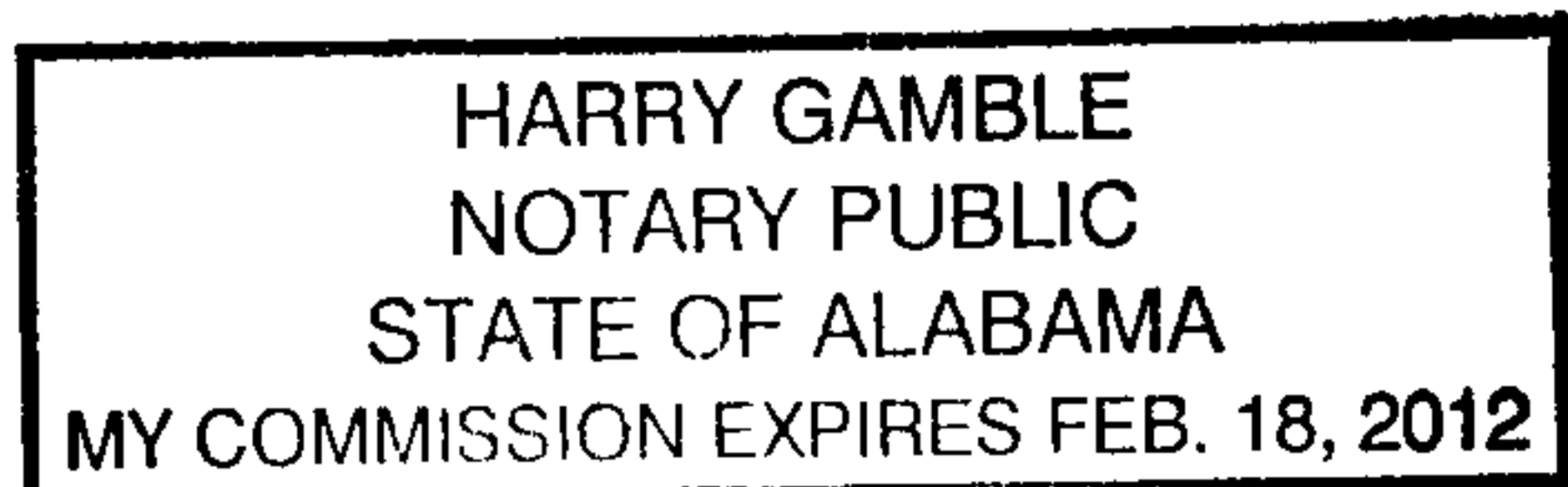
Sherwood, Inc.

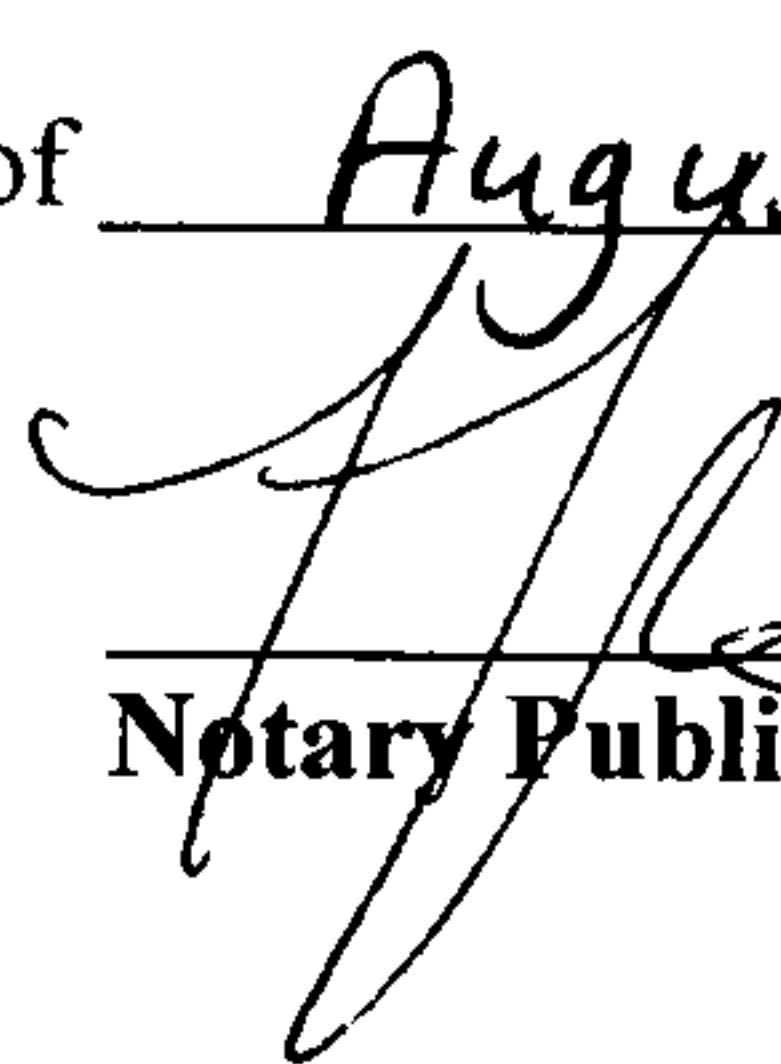

By: Larry Robinson
Its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Harry W. Gamble, a Notary Public in said and for said County, in said State, hereby certify that **Larry Robinson**, whose name as **Vice President** of **Sherwood, Inc.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, as such officer and with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2009.




Notary Public