

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35206

SEND TAX NOTICE TO:
DR Builders, Inc.
5100 Colony Park Drive
Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty -
Eight Thousand _____ and No/100 Dollars (\$38,000.00) and other good and
valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama
limited liability company ("Grantor"), by DR Builders, Inc. ("Grantee"), the receipt and
sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant,
bargain, sell and convey unto the Grantee the following described real estate situated in
Shelby County, Alabama (the "Premises"), to-wit:

Lot 906, according to the Survey of Forest Parks - 9th Sector, as recorded in
Map Book 24, at Page 138 A & B, and Instrument No. 1998-49151, in the Probate Office
of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as
shown on the Record Map of Forest Parks, 9th Sector, (3) Easement for Alabama Power
Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County,
Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded
in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191;
Volume 126, at Page 192, Volume 126, at Page 323; and Volume 124, at Page 519, in the
Probate Office of Shelby County, Alabama; (5) Title to all mineral within and underlying
the premises, together with all mining rights and other rights, privileges, and immunities
relating thereto, together with any release of liability for injury or damage to persons or
property as a result of the exercise of such rights as recorded in Volume 53, at Page 262,
in the Probate office of Shelby County, Alabama; (6) Covenants and Restrictions as set
out in Instrument No. 1998-49152.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on
the 10th day of December, 1998.

WITNESS:

Robert E. Cain

Forest Parks, LLC, an Alabama limited
liability company

By:

John B. Davis, Jr., as its Manager

12/17/1998-50287
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 CRH 51.50

12/17/1998-50287

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 10th day of December, 1998.


Notary Public

* My commission expires: _____

MY COMMISSION EXPIRES MARCH 12, 2000

CLOSING STATEMENT

SELLER: FOREST PARKS, LLC., an Alabama Limited liability company
PURCHASER: DR Builders, Inc.
PROPERTY: Lot 906, Forest Parks – 9th Sector, Shelby County, Alabama
112 Overview Drive 35147
DATE: December 10, 1998

SALES PRICE \$ 38,000.00

LESS: Earnest Money \$ (1,000.00)

Tax Proration Credit (10/1/98 to 12/10/98)

71 Days @ .92 a day (\$ 65.32) \$ (65.32)

COSTS TO PURCHASER

BALANCE OF PURCHASE PRICE \$ 36,934.68

TOTAL DUE FROM PURCHASER AT CLOSING \$ 36,934.68

COSTS TO SELLER


FIRST COMMERCIAL BANK

(payoff – net proceeds of sale) \$ 36,934.68

BALANCE OF PURCHASE PRICE \$ 36,934.68

LESS: COST TO SELLER \$ (36,934.68)

NET DUE AT CLOSING —0—


Purchaser
Social Security # _____

Purchaser
Social Security _____

FOREST PARKS, LLC

By:


John B. Davis, Jr.
As its Manager

**** Purchaser will pay ad valorem taxes due October 1, 1999** ~~Inst 1998-50287~~

12/17/1998-50287
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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