

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Mega Builders, Inc.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of

Eighty Thousand ----- and No/100 Dollars (\$ 80,000.00) and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited liability company ("Grantor"), by Mega 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:

Lots 452 & 465, according to the Survey of Forest Parks - 4th Sector 1st Phase, as recorded in Map Book 23, at Page 99 A&B, and Instrument No. 1998-03108, 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, 4th Sector 1st Phase, (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. 1998-03109.

**ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.
TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever

IN WITNESS WHEREOF, the undersigned has executed this conveyance one the 22nd day of February, 1999.

WITNESS:

Forest Parks, LLC, an Alabama limited liability company

By:

John B. Davis, Jr., as its Manager

Inst # 1999-07647
02/24/1999-07647
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 12.00

Inst # 1999-07647

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 22nd day of February, 1999.


Notary Public

My commission expires 2/19/2000

MY COMMISSION EXPIRES MARCH 19, 2000

Inst # 1999-07647

02/24/1999-07647
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00