

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

CLASSIC AMERICAN HOMES, INC.
109 SELWYN ABBEY
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY SIX THOUSAND and 00/100 (\$46,000.00) DOLLARS to the undersigned grantor, BEACON DEVELOPMENT COMPANY, L.L.P., a partnership, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto CLASSIC AMERICAN HOMES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 422 AND 425, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE I, AS RECORDED IN MAP BOOK 26, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 35 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT 2000-01055, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS TO BE RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 46,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 2000-01750

01/18/2000-01750
09:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

IN WITNESS WHEREOF, the said GRANTOR, BEACON DEVELOPMENT COMPANY, L.L.P., by its PARTNER, ALAN HOWARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of January, 2000.

BEACON DEVELOPMENT COMPANY, L.L.P.

By: 
ALAN HOWARD, PARTNER

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN HOWARD, whose name as PARTNER of BEACON DEVELOPMENT COMPANY, L.L.P., a partnership, 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 the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 11th day of JANUARY, 2000.


Notary Public

My commission expires: 01/16/00

Inst # 2000-01750

01/18/2000-01750
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00