

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 200, Birmingham, Alabama 35242

SEND TAX NOTICE TO: THOMAS MARTIN SPRINGFIELD AND KAREN LORRAINE SPRINGFIELD, 454 TOCOA ROAD, HELENA, AL 35080

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

02/24/2000-05714
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 100 109.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$99,400.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, PREMIERE HOMES, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, THOMAS MARTIN SPRINGFIELD AND WIFE, KAREN LORRAINE SPRINGFIELD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 13 OF TOCOA PARK PHASE TWO AS RECORDED IN MAP BOOK 25, PAGE 79 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 25, Page 79.
- (5) Subject to Covenants for Storm Water Run-off Control as recorded in Instrument 1999-36800.
- (6) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1999-15184 in the official records of Shelby County.
- (7) Subject to 20 foot building setback line.
- (8) Subject to 10 foot easement along Southerly lot line.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on FEBRUARY 18, 2000.

PREMIERE HOMES, INC.


BY: JAMES D. MASON
ITS: PRESIDENT

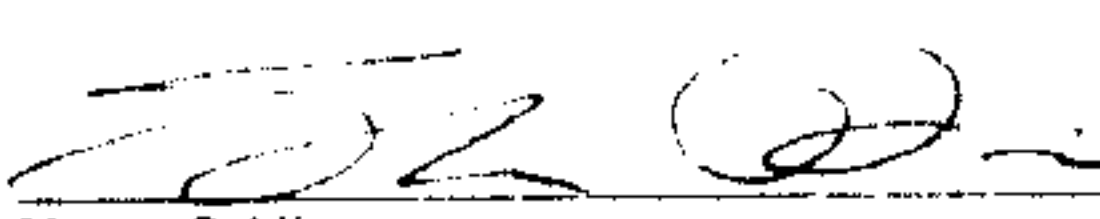
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES D. MASON, whose name is signed as PRESIDENT of PREMIERE HOMES, INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the FEBRUARY 18, 2000

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public

2000-05714