

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ 409,500.00 paid by Joe Rose Homebuilders, Inc. to Coales Branch, L.L.C. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Joe Rose Homebuilders, Inc. (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY County, Alabama, to-wit:

Lots 168, 197, 198, 199, 200, 201, 202, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 221, 222, 223 and 224, according to the Survey of Phase Two- Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Subject property is not the homestead of either Grantor or Grantee.

Grantee is executing a Construction Mortgage in the amount of \$ 1,680,000.00 simultaneously herewith.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.


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

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 17th day of March, 2000.

COALES BRANCH, L.L.C.
BY: Greg Gilbert, Authorized Managing Member


Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County, in said State, hereby certify that Greg Gilbert, Authorized Managing Member of Coales Branch, L.L.C., whose name 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 as officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this 17th day of March, 2000.


Notary Public

Commission Expires: November 15, 2000

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
Joe Rose Homebuilders, Inc.
104 Sundance
Alabaster, Alabama 35007

03/24/2000-09383
09:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50

68660-1002
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