

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Build-All Construction, Inc.
2055 Hwy 93
Helena, AL 35080

Inst # 2000-16322

05/12/2000-16322
10:09 AM CERTIFIED
SHELBY COUNTY CLERK'S OFFICE
14.30

WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Nine Thousand and No/100, (\$329,000.00), DOLLARS, in hand paid to the undersigned, Silver Creek Development, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Build-All Construction, Inc., a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 2, 4, 5, 6, 7, 8, 22, 23, 24, 25, 36, 37, 38 and 39, according to the survey of Silver Creek Sector 1, as recorded in Map Book 26, Page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2000.
2. Building setback line(s) and easement(s) as shown on recorded plat of subdivision.
3. Restrictive covenants shown on recorded plat of said subdivision.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 105, Page 25; Deed Book 105, Page 26; Deed Book 117, Page 280.
5. Easement granted Plantation Pipeline by instrument recorded in Deed Book 112, Page 378.
6. Agreement with the City of Alabaster recorded in Instrument #1998/29227.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And said Silver Creek Development, LLC, a limited liability company, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, the said Silver Creek Development, LLC, by its Member, G S Development, LLC, whose name is Michael D. Green, as Member, is authorized to execute this conveyance, has hereto set his signature and seal, this 16th day of May, 2000.

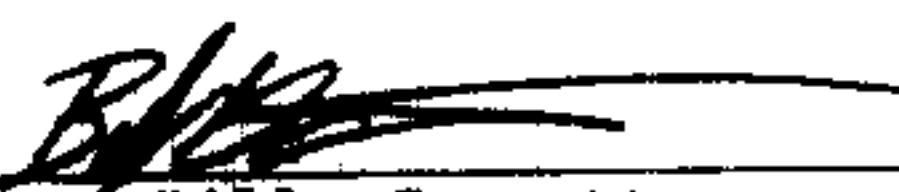
IN WITNESS WHEREOF, the said Build-All Construction, Inc., a corporation, as GRANTEE, by its President, Billy Gossett, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of May, 2000.

Silver Creek Development, LLC

G S Development, LLC, Member


BY: Michael D. Green, Member
GRANTOR (SEAL)

Build-All Construction, Inc.


BY: Billy Gossett
ITS: President
GRANTEE (SEAL)

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael D. Green whose name as Member of G S Development, LLC whose is a Member of Silver Creek Development, LLC, a limited liability company, 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 such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of May, 2000.


NOTARY PUBLIC

My commission expires MAY 21, 2000

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Billy Gossett whose name as President, of Build-All Construction, Inc., a corporation, is signed to the foregoing conveyance, AS GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 16th day of May, 2000.

MLH

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES MAY 21, 2000

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10:09 AM CERTIFIED
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