

STATE OF ALABAMA) \*  
JEFFERSON COUNTY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **THREE HUNDRED SIXTY TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$362,900.00)** to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, **MEGA BUILDERS, INC.**, a corporation, (**GRANTOR**) does grant, bargain, sell and convey unto **DAVID B. JOSEPH** (**GRANTEES**) the following described real estate situated in **SHELBY COUNTY, ALABAMA** to-wit:

LOT 3821, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 22, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

**SUBJECT TO:**

General and special taxes or assessments for **2000** and subsequent years not yet due and payable.

Building setback line of 10 feet reserved from Birkshire Circle as shown by plat.

Easements as shown by recorded plat, including 10 feet on the Southwesterly side and 20 feet through the Southerly portion of lot .

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at page 536, as amended in Misc. Book 17, beginning at page 550, Inst. #1996-24956 and Map Book 22 page 140 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 355 page 274 in Probate Office.

Easement(s) to City of Hoover as shown by instrument recorded in Real 93 page 577 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127 page 140 in Probate Office.

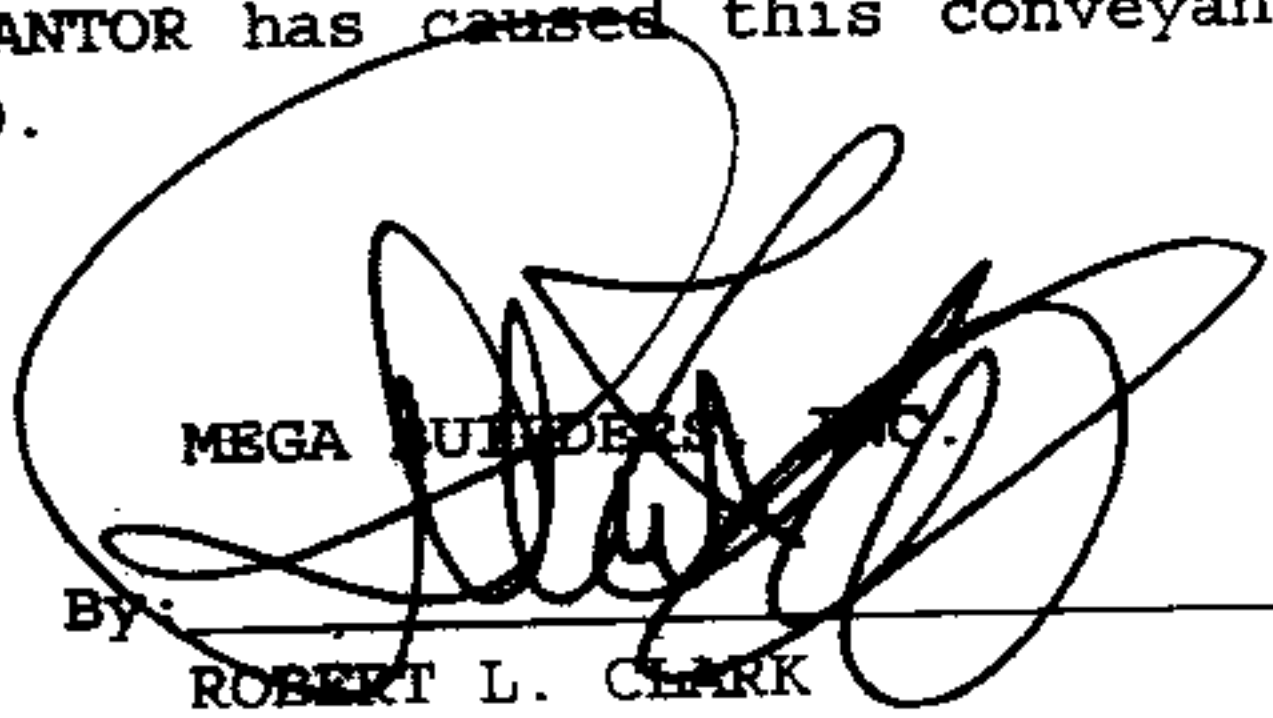
**\$285,000.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.**

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Riverchase Country Club as set out hereinabove.

**Inst # 2000-17700**

**05/31/2000-17700**  
**09:05 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**

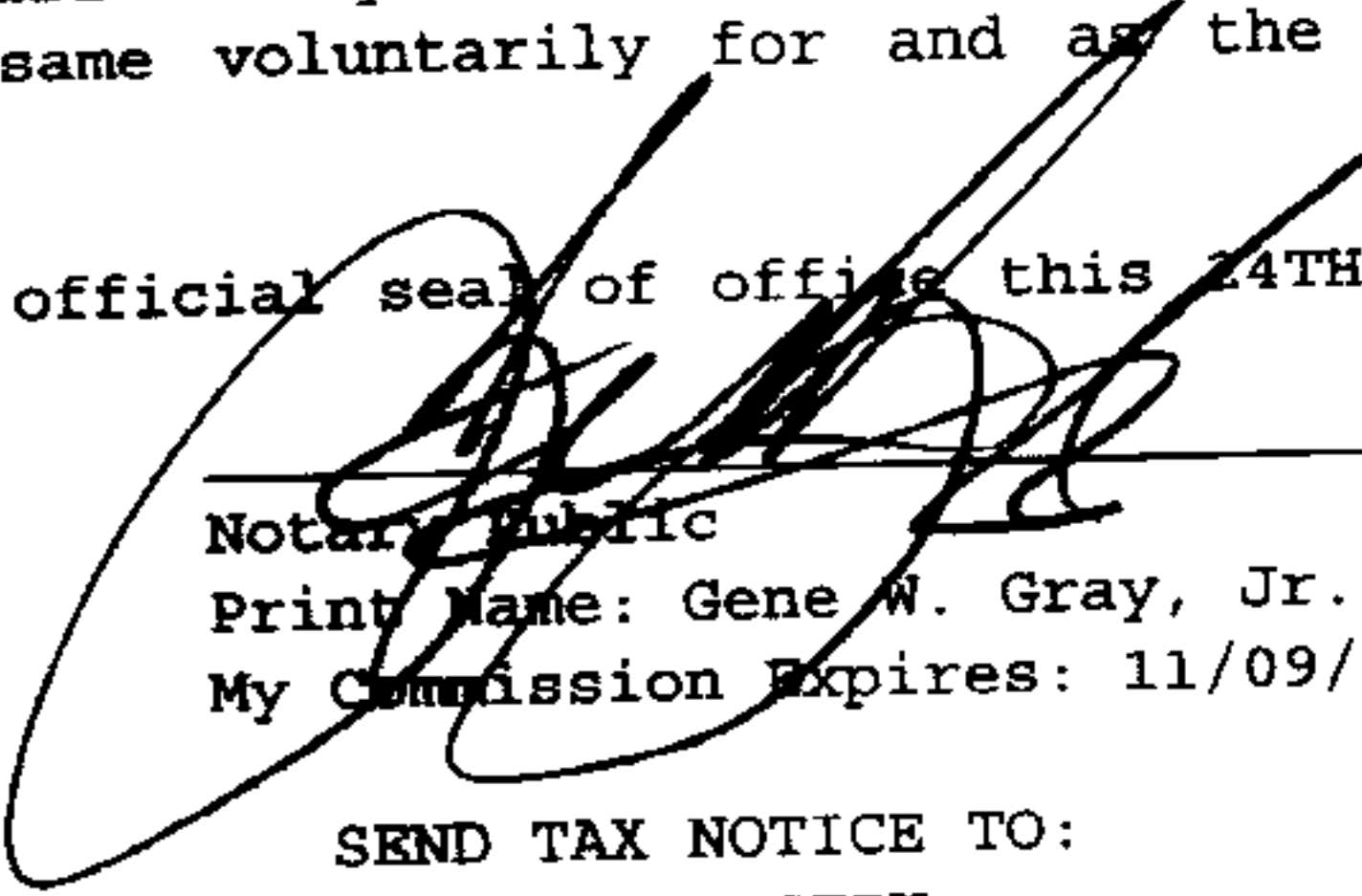
IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 24TH day of MAY, 2000.

  
MEGA BUILDERS, INC.  
By: \_\_\_\_\_  
ROBERT L. CLARK  
ITS PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT L. CLARK, whose name as President of MEGA BUILDERS, INC. an Alabama corporation 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 said 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 of office this 24TH day of MAY, 2000.

  
Notary Public  
Print Name: Gene W. Gray, Jr.  
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
DAVID B. JOSEPH  
2504 BIRKSHIRE CIRCLE  
HOOVER, ALABAMA 35244  
#58-11-7-26-0-005.021

Inst # 2000-17700

05/31/2000-17700  
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SHELBY COUNTY JUDGE OF PROBATE  
002 NWS 89.00