

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

SEND TAX NOTICE TO:
Brandon T. Walker
Ashlee E. Walker
105 Camden Lake Drive
Calera, AL 35040

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighteen Thousand Two Hundred Ten and no/100 Dollars, (\$118,210.00), in hand paid to the undersigned, Gardner Builders, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Brandon T. Walker and Ashlee E. Walker, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. A 20 foot building set back line as shown by record plat.
3. Easements as shown by record plat.
4. Restrictions as shown by recorded map.
5. Sink hole exception as set out in that certain Declaration of Protective Covenants as recorded in Instrument #1999-10604.
6. Easement for Alabama Power Company recorded in Deed Book 48, page 589.
7. Permit to Alabama Power Company recorded in Deed Book 247, page 839.
8. Oil and gas lease to Atlantic Richfield Company recorded in Deed Book 321, page 626.
9. Restrictions, conditions, covenants and limitations as set forth in deed recorded in Instrument #1999-20806.
10. Easements and restrictions as set forth in Instrument #1999-22218.
11. Sewer and Lake Easements on rear of subject property as shown by record plat.

\$114,600.00 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 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.

Inst. # 2001-08424

03/09/2001-08424

Page 1 of 1 12:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

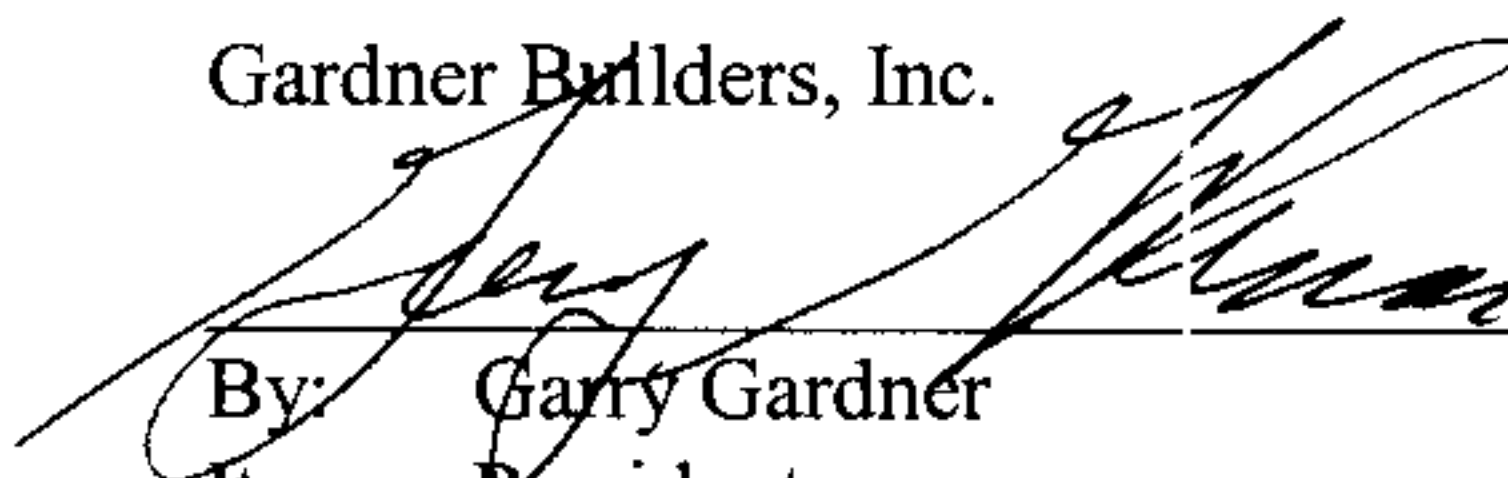
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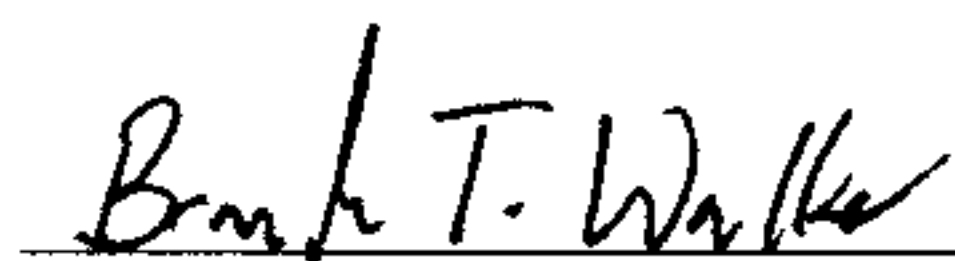
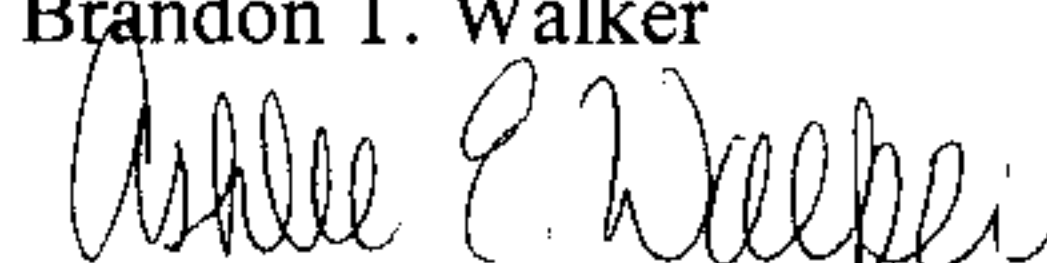
Inst. # 2001-08424

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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, executors and assigns forever, against the lawful claims of all persons.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Garry Gardner, who is authorized to execute this conveyance, has hereto set their signatures and seals, this 28th day of February, 2001.

Gardner Builders, Inc.

 By: Garry Gardner (SEAL)
 Its: President
 (GRANTOR)



 Brandon T. Walker (SEAL)

 Ashlee E. Walker (SEAL)
 (GRANTEES)

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 Garry Gardner whose name as President of Gardner Builders, Inc., a 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 the conveyance, he, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of February, 2001.



 NOTARY PUBLIC
 My commission expires:

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 Brandon T. Walker and Ashlee E. Walker, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2001.


 NOTARY PUBLIC
 Inst # 2001-08424
 My commission expires: May 21, 2004