

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
Ken Underwood Classic Homes, Inc.

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty-Seven Thousand Five Hundred and 00/100 (\$57,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John C. Kimbrell, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ken Underwood Classic Homes, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 136-A, according to the Survey of Final Record Plat of Greystone Farms, resurvey of Lots 2, 135 and 136, Milner's Crescent Sector, Phase 4, as recorded in Map Book 25 page 11 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. TOGETHER with the nonexclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive all as more particularly described in the Greystone Farms Declarations of Covenants, Conditions and Restrictions recorded as Inst. #1995-16401 in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.


The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **1st** day of **August**, 2001.


John C. Kimbrell

STATE OF ALABAMA

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COUNTY OF JEFFERSON

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John C. Kimbrell, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **1st** day of **August**, 2001.


NOTARY PUBLIC

My Commission Expires: 6/5/03

Inst # 2001-32377

08/03/2001-32377
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW