

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ 96,800.00 paid by Milton Dale Sanders, An Unmarried Man (hereinafter referred to as "Grantee") to **BUILD-ALL CONSTRUCTION, INC., AN ALABAMA CORPORATION** (hereinafter referred to as "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Milton Dale Sanders, An Unmarried Man (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:

Lot 20, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

Address: 147 Hidden Creek Cove, Pelham, Alabama 35124

Subject property to become the homestead of Grantee.

Subject to taxes for the year 2001 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$95,304.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 1 day of August, 20 01.

BUILD-ALL CONSTRUCTION, INC.

BY:

Billy Gossett
Billy Gossett, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Billy Gossett, President of Build-All Construction, Inc., an Alabama Corporation**, 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 such officer and with full authority executed the same voluntarily.

Given under my hand and official seal this 1 day of August, 2001.

Jeff G. Underwood
Notary Public Jeff G. Underwood
Commission Expires: 4-18-04

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

SEND TAX NOTICES TO:
Milton Dale Sanders
147 Hidden Creek Cove
Pelham, AL. 35124

08/06/2001-32629
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 KSB

13.40

Inst # 2001-32629