

00768587.1 04/15/2002-17317

**THIS INSTRUMENT WAS PREPARED BY:**

Robert R. Sexton, Esq.  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

Home Design Center of Birmingham, LLC  
7069 North Highfield Drive  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **DANTRACT, INC.**, an Alabama corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **HOME DESIGN CENTER OF BIRMINGHAM, LLC** (hereinafter referred to as GRANTEE), the real estate situated in Shelby County, Alabama, as described on Exhibit A attached hereto and made a part hereof.

Said conveyance is made subject to the following:

1. Taxes, assessments or fire dues from the local districts for the year 2002 and subsequent years.
2. Right of way to Shelby County recorded in Deed Book 95, Page 519; Deed Book 135, Page 59; and Deed Book 126, Page 180.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 314, Page 506; Instrument #1996-0531; Instrument #1996-0532; and Instrument #2000-38942.
4. Local, state and federal laws, ordinances and governmental regulations, including but not limited to building and zoning laws, ordinances and regulations.
5. Oil, gas, mineral and mining rights not owned by the Grantor, together with all other rights, privileges and immunities relating thereto, and as more specifically set out in Deed Book 275, Page 779.
6. Transmission Line Permit to Alabama Power Company recorded in Deed Book 109, Page 491.

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

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.


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04/15/2002-17317  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MSB 1365.50

Inst # 2002-17317

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 12<sup>th</sup> day of April, 2002.


DANTRACT, INC., an Alabama corporation

By:   
Name: Charles William Daniel  
Its: President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles William Daniel, whose name as President of **DANTRACT, INC., an Alabama corporation**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my official hand and seal this 12<sup>th</sup> day of April, 2002.

  
Notary Public  
My Commission Expires: 10/14/02  
(SEAL)

**Exhibit A**

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 18 South, Range 1 West, more particularly described as follows:

Commence from the Southwest corner of said 1/4 Section, and run Northerly along the West boundary of said 1/4 line 762.21 feet; thence turn  $103^{\circ}29'21''$  to the right and run Southeasterly 20.51 feet to a point, said point being the Point of Beginning; thence continue along said course 133.81 feet; thence turn  $9^{\circ}15'13''$  to the right and run Southeasterly 244.61 feet to a point, said point being on the Northwestern right-of-way of Alabama Highway 119; thence turn  $91^{\circ}03'39''$  to the left and run Northeasterly along said right-of-way line 174.45 feet to a point, said point being the intersection of said right-of-way and the Southeasterly right-of-way of Old U.S. Highway 280; thence turn  $41^{\circ}38'31''$  and run Northwesterly along said right-of-way line 107.88 feet; thence turn  $45^{\circ}22'30''$  to the left and run Northwesterly along said right-of-way line 381.15 feet to a point, said point being on a curve to the left with a radius of 1223.16 feet, a central angle of  $01^{\circ}53'46''$  and an arc length of 40.48 feet; thence turn left  $00^{\circ}36'30''$  to chord of said curve and run northwesterly 40.48 feet to a point, said point being on the Northeasterly right-of-way of an unnamed public road; thence turn left  $114^{\circ}03'25''$  from chord of said curve and run Southeasterly along said right-of-way 313.29 feet to a point, said point being the Point of Beginning; being situated in Shelby County, Alabama.

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