

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

BRYAN E. FIKES  
675 WYNLAKE COVE  
ALABASTER, AL 35007

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$189,900.00) to the undersigned grantor, CRESCENT CITY HOMES, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto BRYAN E. FIKES, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 135, ACCORDING TO THE SURVEY OF WYNLAKE, PHASE 4C, AS RECORDED IN MAP BOOK 29, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM WYNLAKE COVE AS SHOWN BY RECORDED PLAT.
3. RESTRICTIONS COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INST. NO. 1995-30874 AND AMENDED IN INST. NO. 2002-00857 IN THE PROBATE OFFICE.
4. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN 1995-30874 AND AMENDED IN INST. NO 2002-00857 IN THE PROBATE OFFICE.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 40 PAGE 202 IN THE PROBATE OFFICE.
6. 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 REAL 15 PAGE 375 IN THE PROBATE OFFICE.
7. RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT RECORDED IN INST. NO. 2002061200027800 IN THE PROBATE OFFICE.
8. RESTRICTIONS LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 29, PAGE 15 IN THE PROBATE OFFICE.
9. DECLARATION OF MARKETING AND CONVEYANCE COVENANTS AS SET OUT IN INST. NO. 2002-02008 IN THE PROBATE OFFICE.

\$195,150.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CRESCENT CITY HOMES, INC., by its PRESIDENT, SEAN DASSAU who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of April, 2003.

CRESCENT CITY HOMES, INC.

By: Sean Dasso  
SEAN DASSAU, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SEAN DASSAU, whose name as PRESIDENT of CRESCENT CITY HOMES, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 11th day of April, 2003.

Robert S. R.

Notary Public

My commission expires: 7/11/2006