


\$252,000.00 paid from the proceeds of a mortgage loan recorded simultaneously herewith.

SEND TAX NOTICES TO:

Build-All Construction, Inc.  
2055 Highway 93  
Helena, AL 35080

  
20030723000469260 Pg 1/4 21.00  
Shelby Cnty Judge of Probate, AL  
07/23/2003 09:17:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Fifty-Two Thousand and No/100 Dollars (\$252,000.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, LINDSEY DEVELOPMENT COMPANY, L.L.C., (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto BUILD-ALL CONSTRUCTION, INC., (herein referred to as "Grantee") the following described land, subject to the conditions and limitations contained herein, situated in Shelby County, Alabama, to wit:

Parcel I:

Lots 1, 2, 3, 114 and 115, according to the Map and Survey of Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B and C, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lots 229, 230, 231 and 232, according to the Resurvey of Stagecoach Trace, Sector II, as recorded in Map Book 28, Page 105, in the Probate Office of Shelby County, Alabama.

Mineral & mining rights excepted.

Said land is conveyed subject to the following:

1. Real Estate ad valorem taxes due and payable for the current year, and any other taxes, charges, and assessments of the levying jurisdictions.
2. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
3. Any existing leases, licenses, agreements, restrictions, easements, rights-of-way, or encroachments.
4. All matters of public record affecting said land.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of said land.
6. Mineral and mining rights not owned by Grantor.
7. Building setback line(s) of public record affecting said land.
8. Public utility easement(s) of public record affecting said land.
9. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
10. 15-foot walking easement along East property line; 25-foot walking easement across rear of said lot and variable easement along the Northeast corner of said lot as shown on the recorded map of said subdivision (Lot 1).
11. 25-foot walking easement across rear of said lot as shown on the recorded map of said subdivision (Lot 2).
12. 25-foot walking easement across rear; 7.5 foot walking easement and a 45-foot southern natural gas easement along the West property line as shown on the recorded map of said subdivision (Lot 3).
13. 7.5 foot easement across rear of said lot as shown on the recorded map of said subdivision. (Lot 114).
14. 30-foot building setback line from Silverstone Lane; 7.5-foot easement on the Northerly property line and Easterly property line as shown on the recorded map of said subdivision. (Lot 229).
15. 30-foot building setback line from Silverstone Lane; 7.5-foot easement on Southerly property line and Easterly property line as shown on the recorded map of said subdivision. (Lot 230)
16. 30-foot building setback line from Silverstone Lane; 7.5-foot easement on Easterly property line as shown on the recorded map of said subdivision. (Lot 231)

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**ATTORNEY AT LAW**  
**5330 STADIUM TRACE PKWY STE. 250**  
**BIRMINGHAM, AL 35244**

17. 30-foot building setback line from Silverstone Lane; 7.5-foot easement on Easterly property line as shown on the recorded map of said subdivision. (Lot 232)
18. Permits to Alabama Power Company as recorded in Deed Book 112, Page 458 and Deed Book 123, Page 430.
19. Easement and right of way to Southern Natural Gas as recorded in Deed Book 141, Page 58 and Deed Book 196, Page 308.
20. Right of way to Shelby County as recorded in Deed Book 211, Page 6512; Deed Book 211, Page 613 and Deed Book 212, Page 598.
21. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1999-4645; Instrument #2100-39402; Instrument # 2001-43415 and amended in Instrument #2002-20157, amended in Instrument #2002121300062515.
22. Restrictions with Alabama Power Company as to underground distribution as recorded in Instrument #1999-22219.
23. Restrictive covenants as recorded in Map Book 30, Page 45.
24. Release of damages as recorded in Instrument #20021014000499910.
25. Grantor has not made and specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning the nature and condition of the Property, including, but not limited to, the water, soil, sub-soil and geological conditions of the Property, and the suitability thereof for any and all activities and uses which Grantee may elect to conduct thereon. Grantee expressly acknowledges that no such other warranties, guaranties or representations have been made by or on behalf of Grantor. It is expressly understood and agreed that with respect to the physical condition of the Property, the Property is being sold hereunder AS IS and WITH ALL FAULTS, without any representation or warranty by or on behalf of Grantor. GRANTOR HAS NOT MADE OR DOES NOT HEREBY MAKE ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY WHATSOEVER WITH RESPECT TO (1) THE PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY REGARDING HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, OR (2) THE ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA PROVIDED OR TO BE PROVIDED BY GRANTOR TO GRANTEE. Grantee expressly acknowledges to Grantor that Grantee has made its own independent inspections and investigations of the Property and has purchased the Property (i) based solely upon and in reliance upon its own independent inspections and investigations of the Property, and (ii) without relying upon any representation, warranty or agreement by Grantor, its agents or contractors, or by any other person or entity purporting to act or speak for or on behalf of Grantor with respect to the condition of the Property or any part thereof. Grantee, for itself and its heirs, successors and assigns, waives and releases all claims of every nature whatsoever, present and future, against Grantor based upon or in connection with the condition of the Property, the soil or the sub-soil conditions including but not limited to the presence of any underground mines, tunnels or sinkholes, or any subsidence of the surface of the Property related thereto or caused thereby and hereby releases Grantor from any liability whatsoever with respect thereto. The provisions of this paragraph shall run with the land and shall be binding upon Grantee and all subsequent owners of any interest in the Property or any part thereon and shall have no liability whatsoever with respect thereto. The provisions of this paragraph shall run with the land and shall be binding upon Grantee and all subsequent owners of any interest in the Property or any part thereof.
26. Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto Grantee and to Grantees successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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 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 Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this conveyance by its duly authorized member effective this 17th day of July, 2003.

**LINDSEY DEVELOPMENT COMPANY, L.L.C.**  
**An Alabama limited liability company**  
**By his signature below the undersigned**  
**Certifies that no amendments have been**  
**Made to the Articles of Organization nor**  
**Have any changes been made in the membership**  
**Of the Company.**

BY: 

**ROBERT LINDSEY**

**ITS: AUTHORIZED MEMBER**

STATE OF ALABAMA       )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Lindsey, whose name as Authorized Member of Lindsey Development Company, L.L.C., 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 this instrument, he executed the same voluntarily in his capacity for the aforesaid limited liability company on the day the same bears date.

Given under my hand and official seal, this the 11<sup>th</sup> day of July, 2003.

  
NOTARY PUBLIC ANNE R. STRICKLAND  
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

**ANNE R. STRICKLAND**  
**ATTORNEY AT LAW**  
**5330 STADIUM TRACE PKWY STE. 250**  
**BIRMINGHAM, AL 35244**



**EXHIBIT "A"**

**COVENANT FOR STORM WATER RUN-OFF CONTROL**

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed. Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water run-off and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or situation in storm water run-off. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided Grantee does not reimburse Grantor for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and or assigns.

Grantee does hereby acknowledge and agree to the matters stated herein:



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