

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of EIGHTY THREE THOUSAND FORTY AND NO/100 DOLLARS (\$83,040.00) Dollars and other good and valuable consideration, paid in hand to CRESTWOOD HOMES, INC., an Alabama corporation (herein called the "Grantor"), by Chanda Terrace Swim & Tennis Association, Inc., a non-profit corporation (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real property, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.

And the Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever.

Crestwood Homes, Inc
P.O. Box 472
Pelham, AL 35124

05/27/1993-15318
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 95.00

Inst # 1993-15318

EXHIBIT A

Lot 72, Chanda-Terrace Third Sector as recorded in the Office of the Judge of Probate of Shelby County Alabama, in Map Book 10, Page 97 and

Part of the West half of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the most northerly corner of Lot 72, Chanda Terrace Third Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 10, page 97, run in a southwesterly direction along the northwest line of said Lot 72 for a distance of 48.88 feet to an existing iron pin being the point of beginning; thence turn an angle to the right of $93^{\circ}49'40''$ and run in a northwesterly direction for a distance of 101.20 feet to an existing iron pin; thence turn an angle to the left of $90^{\circ}04'$ and run in a southwesterly direction for a distance of 70.47 feet to an existing iron pin; thence turn an angle to the left of $89^{\circ}48'$ and run in a southeasterly direction for a distance of 74.03 feet, more or less, to an existing iron pin being on the northerly line of said Lot 72; thence turn an angle to the left of $61^{\circ}19'$ and run in an easterly direction along the northerly line of said Lot 72 for a distance of 58.85 feet to an existing iron pin; thence turn an angle to the left of $32^{\circ}38'40''$ and run in a northeasterly direction along the northwest line of said Lot 72 for a distance of 19.12 feet, more or less, being the point of beginning, containing 6,486 square feet, or 0.149 acres, more or less.

Subject to any easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on this

26th day of April, 1993.

CRESTWOOD HOMES, INC.,

By: [Signature]

Its: President (Seal)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that B.J. Jackson, whose name as President of CRESTWOOD HOMES 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal, this 26th day of April, 1993.

[NOTARIAL SEAL]

Cheryl J. Hill
Notary Public

My Commission Expires: 2/21/97

This instrument prepared by:
Gwen L. Windle
1200 AM South Harbor Plaza
1901 Sixth Avenue North
Birmingham, AL 35203

W88261.1

Inst # 1993-15318

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