

Replacement Deed

This instrument Prepared by:

Lisa G. Pennington

1031 South 21st Street

Birmingham, Alabama 35205

Send Tax Notice To:

Ever-Ridge Builders, Inc.

Rt. 2 Box 1369

Pell City, AL 35125

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of  
One hundred Eighty-five Thousand -----00/100 Dollars,  
to the undersigned grantor, Shades Ridge, Ltd., an Alabama Limited Partnership  
the receipt of which is hereby acknowledged, the said Shades Ridge, Ltd., an  
Alabama Limited Partnership, does by the presents, grant, bargain, sell and  
convey unto Ever-Ridge Builders, Inc.

- the following described real estate, situated in Shelby County,  
Alabama, to wit:

Lot(s) 18, 20, 33, 38, 39, according to the  
survey of The Highlands. Second Sector, as recorded in Map Book 18  
at page 48 in the Office of the Judge of Probate of Shelby County,  
Alabama.

Subject to: (1) Current Taxes; (2) Subject to Declaration of Easements  
and Protective Covenants dated 3/22/94, recorded in Instrument #1994-  
09291 (3) Easement for public utilities, sanitary sewers, and storm  
ditches, and Building Line as shown by recorded map.

TO HAVE AND TO HOLD, to the said \_\_\_\_\_  
Ever -Ridge Builders, Inc.  
Successors and assigns forever. \_\_\_\_\_,  
its \_\_\_\_\_

And said Shades Ridge, Ltd., an Alabama Limited Partnership, does for  
itself, its successors and assigns, covenant with said \_\_\_\_\_  
Ever - Ridge Builders, Inc.

Successors and assigns, that it is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, 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 \_\_\_\_\_  
Ever - Ridge Builders, Inc., its successors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shades Ridge, Ltd., an Alabama Limited  
Partnership, by its General Partner J & S Homes, Inc. who is authorized to  
execute this conveyance, has hereto set his signature and seal this the  
17 day of October 19 94.

SHADES RIDGE LTD., AN ALABAMA LIMITED  
PARTNERSHIP,

BY: J & S Homes, Inc. as General Partner

  
by John B. Davis, Jr.  
as Secretary/Treasury

Inst # 1994-32401

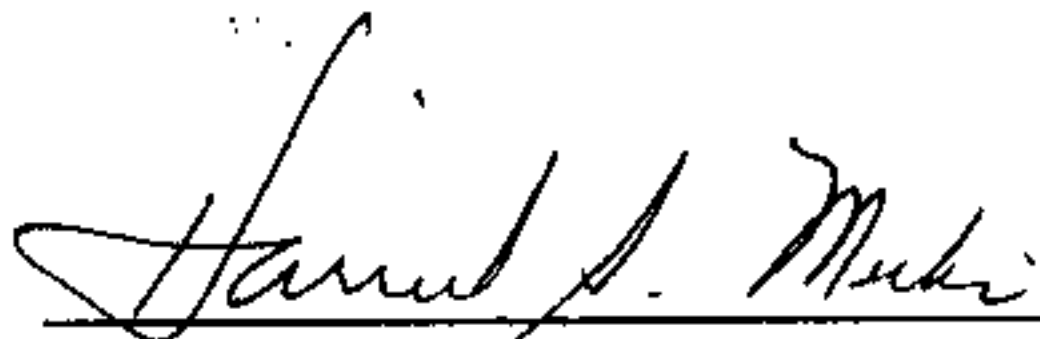
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 196.00

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said County in said State, hereby certify that John B. Davis Jr. whose name as Sec./Treasurer of J & S Homes, Inc. a Corporation as General Partner of Shades Ridge, Ltd., an Alabama Limited Partnership, 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 said instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 17<sup>th</sup> day of Oct 1994



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires:

**MY COMMISSION EXPIRES OCTOBER 22, 1995**

Inst # 1994-32401

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