

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAN TUCK HOMES, INC.
109 WINDWOOD CIRCLE
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-12358

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETEEN THOUSAND NINE HUNDRED and 00/100 (\$19,900.00) DOLLARS to the undersigned grantor, MULKIN ENTERPRISES, 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 DAN TUCK HOMES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF ROYAL FOREST, AS RECORDED IN MAP BOOK 14 PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 75 feet reserved from Baron Drive as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290 page 957 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 311 page 700 in 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 206 page 536 and Deed 347 page 349 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 14 page 44.
8. Oil & Gas Lease between Champion International Corporation and the Louisiana Land and Exploration Company and Atlantic Richfield Company as set out in Deed 347 page 349.

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

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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, MULKIN ENTERPRISES, INC., by its SECRETARY, JOEL W. MULKIN who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of May, 1995.

MULKIN ENTERPRISES, INC.
By: Joel W. Mulkin
JOEL W. MULKIN, SECRETARY

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOEL W. MULKIN, whose name as SECRETARY of MULKIN ENTERPRISES, 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 2nd day of May, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98

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