

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND FOUR HUNDRED & NO/100----  
(\$100,400.00) DOLLARS to the undersigned grantor, Denman Builders, Inc. a  
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Leonard J. Allen, a single  
individual (herein referred to as GRANTEE, whether one or more), the following  
described real estate, situated in Shelby County, Alabama:

Lot 60, according to the Survey of The Meadows, Plat 2, as recorded in Map  
Book 20 page 17 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

\$95,380.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 215 Jasmine Drive Alabaster, Alabama 35007

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns  
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEE, 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, 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 GRANTEE,  
his, her or their heirs, executors and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Rodney B. Denman, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
29th day of February, 1996.

Denman Builders, Inc.  
By:   
Rodney B. Denman, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that Rodney B. Denman whose name as the President of Denman Builders,  
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, as such officer and with full authority, executed the same  
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of February, 1996

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES  
2/20/99

  
Notary Public

03/01/1996-06753  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 00A 14.00