

This instrument was prepared by

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

Inst # 1996-34928

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED  
10/18/1996-34928  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND & NO/100---- (\$85,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Regina C. Baker, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brantley Homes, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the NW 1/4 of the NE 1/4 of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter a distance of 270.75 feet to a point; thence turn 126 deg. 18 min. 20 sec. right and run 483.27 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 139.52 feet to a steel pin corner; thence turn 92 deg. 27 min. 28 sec. left and run southeasterly 361.78 feet to a steel pin corner on the northwesterly margin of Shelby County Highway No. 54; thence turn 84 deg. 37 min. 24 sec. left and run northeasterly along margin of said highway 120.56 feet to a steel pin corner; thence turn 92 deg. 21 min. 32 sec. left and run northwesterly 367.61 feet to the point of beginning.

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

\$75,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 100 Lakewood Drive, Montevallo, Alabama 35115

Regina C. Baker is the surviving grantee of that certain deed as recorded in Deed Book 389, Page 726, in the Probate Office of Shelby County, Alabama, the other grantee, John O. Baker, having died on or about the 3rd day of December, 1994.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of October, 1996.

Regina C. Baker (SEAL)  
Regina C. Baker

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Regina C. Baker, a single individual whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October A.D., 1996

COMMISSION EXPIRES  
MY CO.

[Signature]  
Notary Public