

This Instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & PADEN
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

BUILD ALL CONSTRUCTION, INC.

STATE OF ALABAMA)

COUNTY OF SHELBY)

*Full amount of Warranty Deed
paid from proceeds of Mortgage
Deed filed simultaneously.*

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETEEN THOUSAND FOUR HUNDRED SEVENTY-NINE AND 11/100 (\$19,479.11) DOLLARS, to the undersigned GRANTOR, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, I or we, ROGER D. PARKS, A MARRIED MAN, AND JOSEPH W. NICKS, A MARRIED MAN, (herein referred to as GRANTORS), grant, bargain, sell and convey unto BUILD ALL CONSTRUCTION, INC. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 63, according to the Survey of St. Charles Place, Jackson Square, Phase Two, Sector Four, as recorded in Map Book 20, Page 40, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year beginning October 1, 1996 which constitute a lien, but which are not due and payable until October 1, 1997.
2. Restrictions and Easements as shown by the recorded plat.
3. Easements, restrictive covenants, right-of-ways, building set back lines, permits, and reservations of mineral and mining rights of record in the Probate Office of Shelby County, Alabama.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Subject property does not constitute the homestead of the Grantors or their respective spouses.

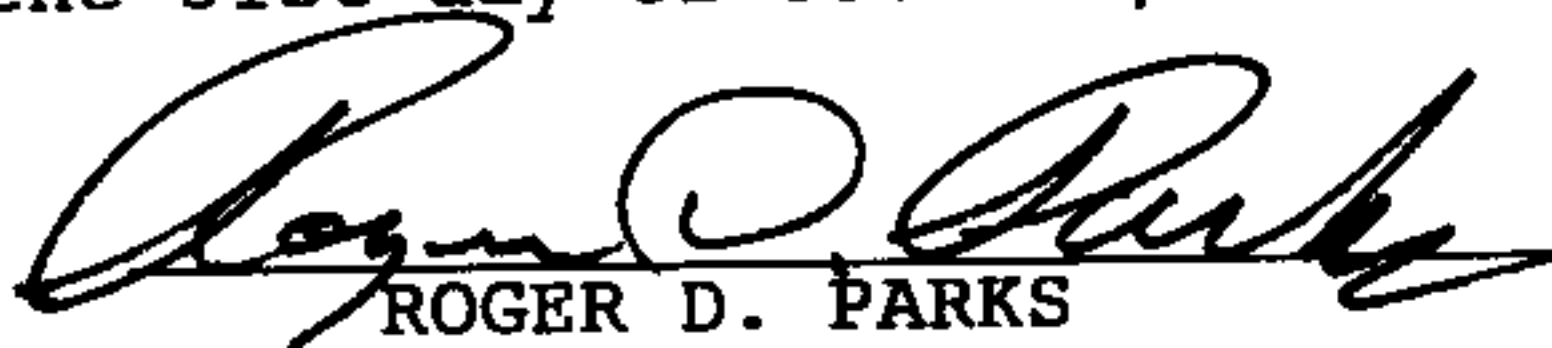
TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever. And I do for myself, my heirs, executors, administrators, successors and assigns covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good

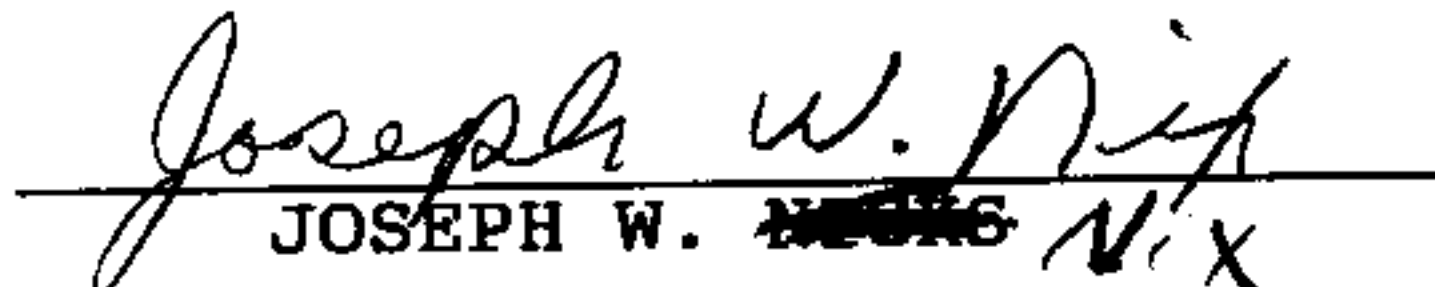
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09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-37693

right to sell and convey the same as aforesaid; that I will and my heirs, executors, administrators, shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said GRANTORS, have hereunto set their signatures and seals, this the 31st day of October, 1996.


ROGER D. PARKS


JOSEPH W. ~~NICKS~~ NICKS

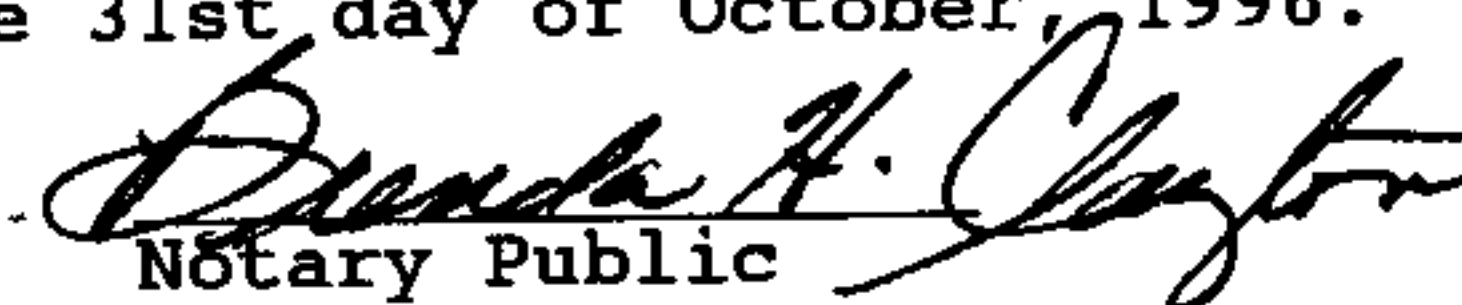
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Brenda H. Clayton a Notary Public, in and for said County, in said State, hereby certify that ROGER D. PARKS, A MARRIED PERSON, AND JOSEPH W. NICKS, a married person, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of October, 1996.


Notary Public

My commission expires: 4/27/97

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