

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

Joe Pierce Construction, Inc.
22 Fox Hollow Circle
B'ham AL 35226

Inst # 1997-05654

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-One Thousand Five Hundred and no/100 Dollars (\$41,500.00) to the undersigned Grantor

ABM DEVELOPERS, L.L.C.

an Alabama Limited Liability Company (herein referred to as 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

JOE PIERCE CONSTRUCTION, INC.

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Amended Map of Rushing Parc Sector Two, as recorded in Map Book 20, Page 33 in the Probate Office of Shelby County, Alabama.

\$212,250.00 of the above mentioned consideration has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

The conveyance of this property is made subject to the following exceptions:

- (i) Mineral and mining rights not owned by the Grantor;
- (ii) Easements, Rights-of-Way, set back lines and building lines of record;
- (iii) Declaration of Protective Covenants for Rushing Parc Subdivision as recorded in Instrument #1994-32093 in the Probate Office of Shelby County, Alabama.

Grantee(s) hereby acknowledge acceptance of a copy of those protective covenants referred to in paragraph (iii) above and do hereby covenant and agree to abide by all provisions thereof.

Joe Pierce, President
GRANTEE
JOE PIERCE CONSTRUCTION, INC.

GRANTEE

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02:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Managing Partner, **JOSEPH P. MCCORMICK**, has signed and sealed this Deed on this the 30th day of January, 1997. Said Managing Partner warrants and represents that it is duly authorized under its Operating Agreement and pursuant to a formal resolution of the company to execute and deliver this deed to the Grantee on behalf of the Grantor.

ABM DEVELOPERS, L.L.C.

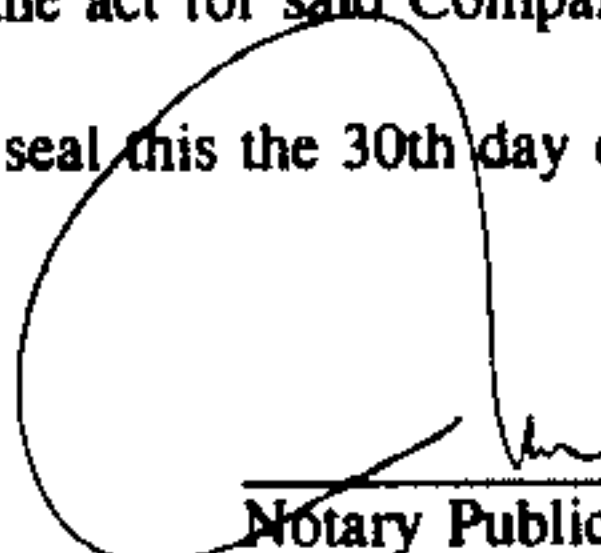
BY: 
JOSEPH P. MCCORMICK
ITS MANAGING PARTNER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that **Joseph P. McCormick**, whose name as Managing Partner of **ABM DEVELOPERS, L.L.C.**, an Alabama Limited Liability Company, and whose name 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 Managing Partner, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 30th day of January, 1997.



Notary Public

My Commission Expires: 2/23/96

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