

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FORTY SIX THOUSAND DOLLARS AND NO/100 (\$46,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, MEGABUILDERS, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto THOMAS L. BOOS AND SPOUSE, CAROLYN L. THOMAS (GRANTEE), the following described real estate situated in COUNTY, ALABAMA, to-wit:

Lot 3124, according to the Survey of Riverchase Country Club, 31st Addition, as recorded in Map Book 18 Page 122, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

The property conveyed herein is subject to the exceptions as described on Exhibit "A", attached hereto and made a part hereof for all purposes.

\$ 150,000 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Riverchase Country Club as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 23rd day of May, 1997.

MEGABUILDERS, INC.

By:

ROBERT L. CLARK,
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

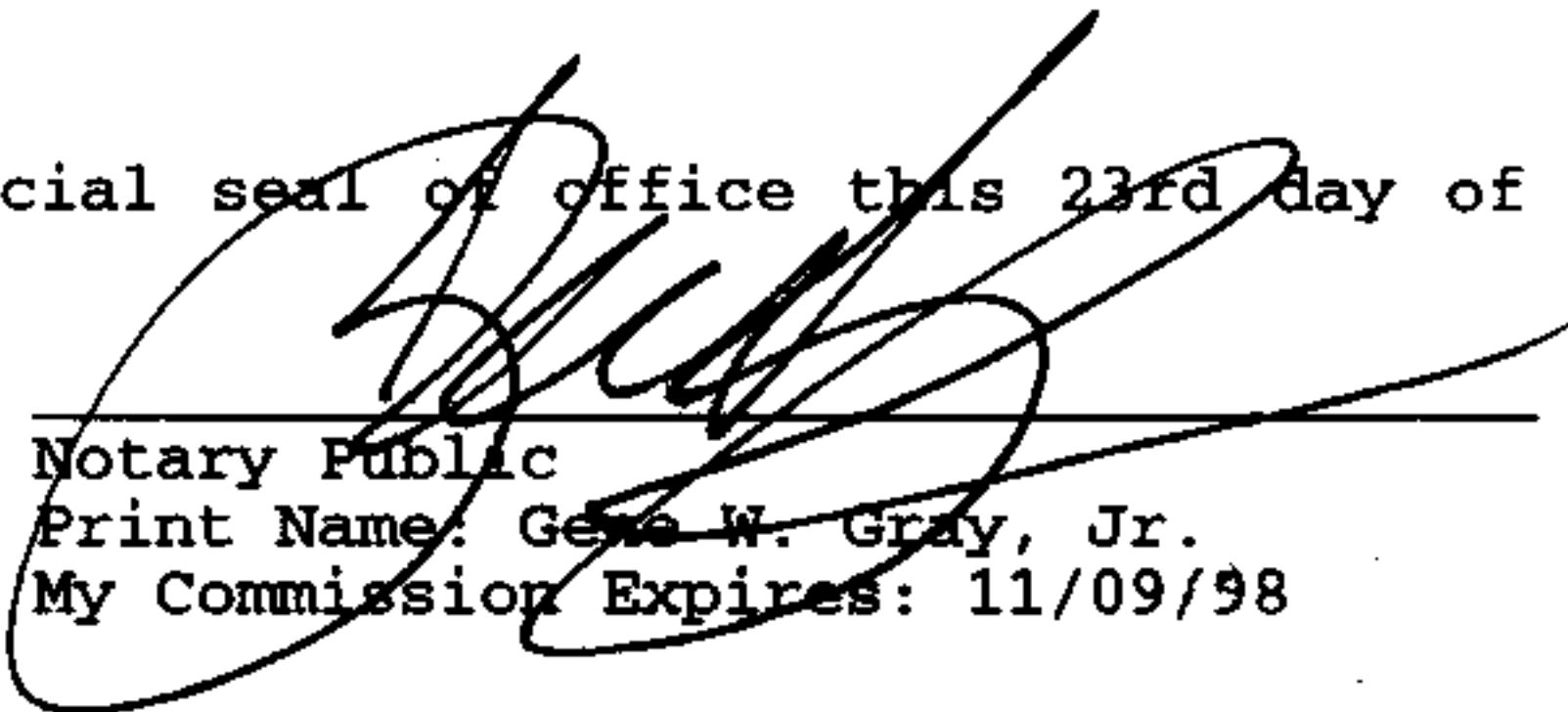
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT L. CLARK, whose name as President, of MEGABUILDERS, INC. an Alabama Limited Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as General Partner of said Limited Partnership.

Inst # 1997-17297

06/03/1997-17297
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-17297

Given under my hand and official seal of office this 23rd day of May, 1997.


Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/98

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
THOMAS L. BOOS

Inst # 1997-17297

06/03/1997-17297
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00