

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

HAMPTON HOMES, L.L.C.

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1998-00709  
01/09/1998-00709  
10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of NINETEEN THOUSAND NINE HUNDRED and 00/100 (\$19,900.00) DOLLARS to the undersigned grantor, G & M CONSTRUCTION, AN ALABAMA GENERAL PARTNERSHIP, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto HAMPTON HOMES, L.L.C., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 81, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21 PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 20 feet reserved from Jackson Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-24986 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 233 page 503 in Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 21 page 77.

\$111,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; that it 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, G & M CONSTRUCTION, AN ALABAMA GENERAL PARTNERSHIP, by GERALD ATCHLEY, and MARY CLEMENT, who are the Partners of G & M CONSTRUCTION, AN ALABAMA GENERAL PARTNERSHIP and who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 6th day of January, 1998.

G & M CONSTRUCTION  
By: Gerald Atchley  
GERALD ATCHLEY, PARTNER  
By: Mary Clement  
MARY CLEMENT, PARTNER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GERALD ATCHLEY and MARY CLEMENT, whose names as GENERAL PARTNERS of G & M CONSTRUCTION, AN ALABAMA GENERAL PARTNERSHIP, 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 said the conveyance, they, as such partners and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 6th day of January, 1997.

Atty. S. P. R.  
Notary Public

My commission expires: 7/14/98

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