

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty Thousand Nine Hundred and no/100 Dollars (\$40,900.00) to the undersigned Grantor, **RODERICK M. NICHOLSON** as ~~President~~ ^{of ENVIROBUILD, INC.}, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto the **BINNIE G. MYLES** (hereinafter referred to as Grantee), the following described property situated in Shelby County, Alabama, to-wit:

Lot 70, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, in the Probate Office of Shelby County, Alabama.

Less and except the following:

1. Taxes and assessments for the year 1998, and subsequent years.
2. Building line as shown by recorded Map.
3. The rights of upstream and downstream riparian owners with respect to Saddle Lake, bordering subject property.
4. ~~First option to purchase as set out in the Declaration of Condominium recorded in Instrument 1995-17533, in the Probate Office of Shelby County, Alabama.~~ R.M.N.
5. Declaration of Condominium of Saddle Lake Farms, a Condominium as recorded in Instrument No. 1995-17533, Articles of Incorporation and By-Laws of Saddle Lake Farms Association, Inc. attached thereto, in the Probate Office of Shelby County, Alabama.
6. Restrictions, Conditions, Limitation, Easements, Mineral and Mining Rights and Rights incident thereto and Release of Damages recorded in Volume 333, page 621, Volume 333, page 623 and Volume 333, page 626, and amended in Instrument 1996-21491 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 7, page 401 and Volume 12, page 188, in the Probate Office of Shelby County, Alabama.
8. Right of way to L & N Railroad, recorded in Volume 18, page 306, in the Probate Office of Shelby County, Alabama.
9. Right of way to South Central Bell, recorded in Volume 342, page 227, Real 188, page 854 and Real 25, page 793, in the Probate Office of Shelby County, Alabama.
10. Right of Way granted to Alabama Power Company by instrument recorded in Volume 343, page 920, Real 28, page 762 and Real 28, page 765, in the Probate Office of Shelby County, Alabama.
11. Amendment to Declaration of Condominium, recorded in Instrument 1996-21491, in the Probate Office of Shelby County, Alabama.
12. Amendment to offering statement recorded in Instrument 1996-21492 in the Probate Office of Shelby County, Alabama.
13. Covenant to run with land, recorded in Instrument 1998-12592, in the Probate Office of Shelby County, Alabama.
14. Right of way granted to Alabama Power Company by instrument recorded in Instrument 1997-15375, in the Probate Office of Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
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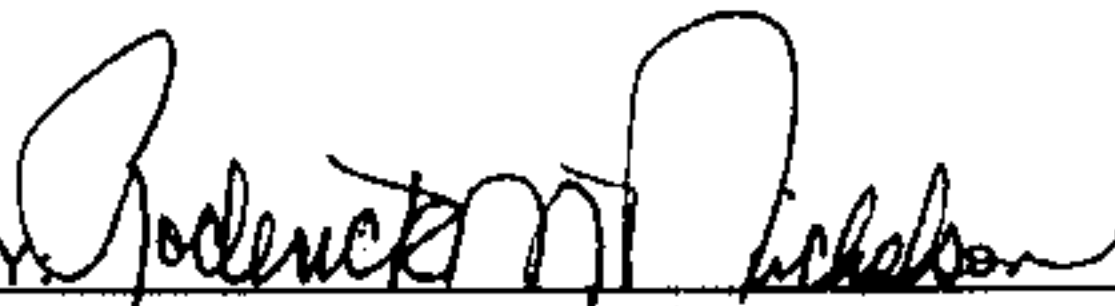
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Inst # 1998-17990

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anyway belonging to the said Grantee, and its purchasers or assigns, Grantor hereby covenants with the said Grantee and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises, except as referenced above; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantee herein, and that Grantor will warranty and defend the premises to the said Grantee and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed by RODERICK M. NICHOLSON, as ^{Sec/Treas} ~~President~~ of Envirobuild, Inc., who is authorized to execute this conveyance, has hereto set its signature and seal, this 8th day of May, 1998.

ENVIROBUILD, INC.

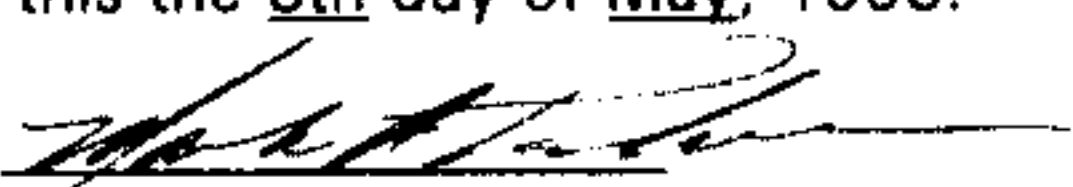
BY: 
RODERICK M. NICHOLSON, ~~PRESIDENT~~
^{Sec/Treas} ~~SEC/TREASURER~~

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that RODERICK M. NICHOLSON, whose name as ^{Sec/Treas} ~~President~~ of Envirobuild, Inc., is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of May, 1998.




NOTARY PUBLIC
My commission expires:
1-22-2001

Grantee's Address:
100 Canter Way
Alabaster, Alabama 35007

Instrument prepared by:
Mark A. Pickens, Attorney at Law
Post Office Box 59372
Birmingham, Alabama 35259

REF: D:\MAP2\CLOSE\98-0182.SWD

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SHELBY COUNTY JUDGE OF PROBATE
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