

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
American Homes & Land Corporation
260 Commerce Parkway
Pelham, AL 35124

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Three Thousand Six Hundred and No/100, (\$23,600.00), DOLLARS, in hand paid to the undersigned, Metropolitan Homes, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by American Homes & Land Corporation, a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 169, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22, Page 63 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the 1998 tax year.
2. Building setback lines and easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument recorded as Instrument #1995-30874 and amended as Instrument #1997-12379 in Probate Office
4. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 76, Deed Book 121, Page 191, and Deed Book 138, Page 317 in Probate Office.
5. Rights-of-Ways granted to Alabama Power by instruments recorded in Real 40, Page 202 in Probate Office.
6. 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 Real 15, Page 375 in Probate Office.
7. Riparian Rights, if any, in and to the use of Lake.
8. Less and except any portion of subject property lying within Lake.
9. Restrictions, limitations and conditions as set out in Map Book 22, Page 63 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Metropolitan Homes, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, its successors 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; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.


IN WITNESS WHEREOF, the said Metropolitan Homes, Inc., a corporation by its President, Amir H. Ashtarani, who is authorized to execute this conveyance, has hereto set its signature and seal, this 8th day of May, 1998.

IN WITNESS WHEREOF, the said American Homes & Land Corporation, a corporation, as GRANTEE, by its President, Gary W. Thomas, who is authorized to execute this conveyance, has hereto set its signature and seal, this 8th day of May, 1998.

Metropolitan Homes, Inc.

 (SEAL)
BY: Amir H. Ashtarani
ITS: President
GRANTOR

American Homes & Land Corporation

 (SEAL)
BY: Gary W. Thomas
ITS: President
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Amir H. Ashtarani whose name as President, of Metropolitan Homes, Inc., a 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 the 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 8th day of May, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas whose name as President, of American Homes & Land Corporation, a corporation, is signed to the foregoing conveyance, as GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the 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 8th day of May, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

Inst # 1998-18821

05/22/1998-18821
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 37.50