

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
CRYSTAL HOMES, INC.  
JAMES B. WAGNON

BIRMINGHAM, AL 35242

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINE THOUSAND AND NO/100 Dollar (\$109,000.00)** to the undersigned grantor or grantors, **GAVIN L. FINLAY and wife LYNN FINLAY**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **CRYSTAL HOMES, INC.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 412, according to the Map of Highland Lakes, 4th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 19, Page 79 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4TH Sector, recorded as Instrument #1995-01906 in the Probate Office of Shelby County, Alabama ( which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

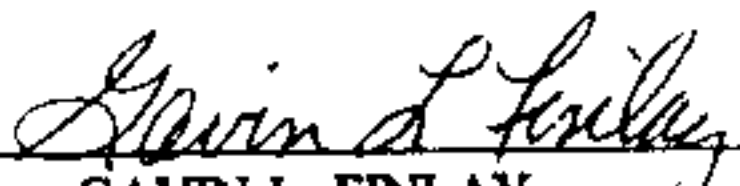
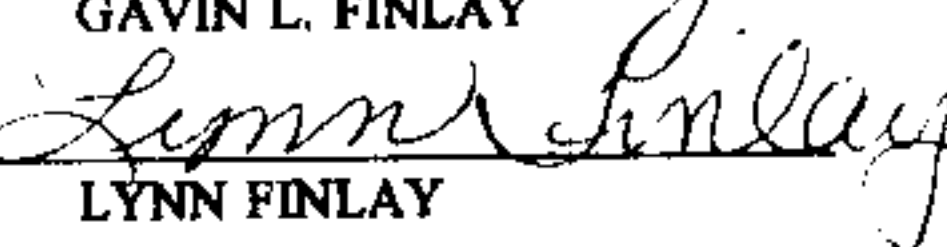
Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$109,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 14TH day of MAY, 1998.

  
GAVIN L. FINLAY  
  
LYNN FINLAY

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **GAVIN L. FINLAY and LYNN FINLAY**, whose names 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 the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14TH day of MAY, 1998.

Inst # 1998-19418

Notary Public

My Commission Expires: 5/29/99

05/28/1998-19418  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-19418