

This instrument was prepared by

Mega Builders, Inc.

Holliman, Shockley & Kelly
 (Name) 2491 Pelham Parkway
 Pelham, AL 35124

(Name)

(Address)

1024 Commerce Blvd
 PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Three Thousand and no/100----- Dollars
 to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 James M. Sims and wife, Betty H. Sims

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Mega Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate situated in
 Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Third Addition Riverchase Country Club, as
 recorded in Map Book 7, page 53, in the Probate Office of Shelby County,
 Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements,
 restrictions, reservations, rights-of-way, limitations, covenants and conditions
 of record, if any; (3) Mineral and mining rights, if any.

06/25/1998-23615
 10:22 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOI NEL 51.50

TO HAVE AND TO HOLD, to 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 the said GRANTEES, their heirs
 and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they 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, we have hereunto set our hand(s) and seal(s), this 27th day of
 May, 19 98.

(Seal)

James M. Sims

(Seal)

(Seal)

Betty H. Sims

(Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby
 certify that James M. Sims and wife, Betty H. Sims, whose name(s) 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 27th day of May, 19 98.

Notary Public