

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
LARRY KENT D/B/A LARRY KENT BUILDING CO.
516 COUNTY ROAD 36
CHELSEA, AL. 35043

Inst # 1998-27238

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$23,900.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, LOUIS DOUGLAS JOSEPH, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LARRY KENT d/b-a LARRY KENT BUILDING COMPANY (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 12 according to the survey of Ashton Woods 1st Phase as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Easement(s); building line; and, restrictions as shown on recorded map; (3) Right-of-way granted to Rodney Davis recorded in Inst. No. 1997-18118; (4) Declaration of Restrictive Covenants for Ashton Woods Phase I as recorded in Instrument No. 1998-26349; (5) Mineral and mining rights not owned by the Grantor.

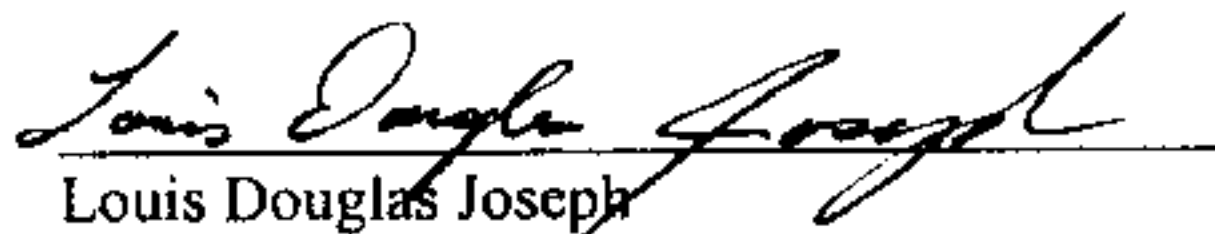
Grantor represents and warrants that there are no fire dues or assessments owing with respect to the property conveyed.

The entire consideration receipted herein was derived from a mortgage loan closed simultaneously herewith.

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

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

15 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of July, 1998.


Louis Douglas Joseph

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LOUIS DOUGLAS JOSEPH, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15 day of July, 1998.


Notary Public

My Commission Expires: 3.1.2002