

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$ 79,900.00 paid by

Todd D. Kellum an unmarried man (hereinafter
to Build-All Construction, Inc.
called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and
convey unto the said Todd D. Kellum an unmarried man
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate
lying and being situated in Shelby County, Alabama, to-wit:

Lot 227, according to the Survey of Wyndham Wilkerson Sector, Phase III, as
recorded in Map Book 24, Page 66, in the Probate Office of Shelby County,
Alabama.

Property Address: 7438 Wyndham Parkway, Helena, AL 35080

Property to become the Homestead of the Grantee.

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$75,900.00 of the purchase price is being paid by the proceeds of a first mortgage
loan executed and recorded simultaneously herewith.

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

This instrument is executed without warranty or representation of any kind on the part of the
undersigned, express or implied, except that there are no liens or encumbrances outstanding against the
premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein,
and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or
obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned
expressly limits its liability hereunder to the property now or hereafter held by it in the representative
capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 13th
day of November, 1998.

Grantor


Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Bill Gossett, President of Build-All Construction, Inc.
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she as such officer and
with full authority executed the same voluntarily.

Given under my hand and official seal this 13th day of November, 1998.


Notary Public

Commission Expires: 12/23/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Todd Kellum
7438 Wyndham Parkway
Helena, AL 35080

12/03/1998-48037
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 12.30

Inst # 1998-48037