

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MEGA BUILDERS, INC.

name

LOT 404 LINWOOD ROAD

address

BIRMINGHAM, ALABAMA

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY FOUR THOUSAND AND NO/100-----
-----DOLLARS (\$34,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, LARRY GLEN PHILLIPS AND WIFE, LINDA H. PHILLIPS

(herein referred to as grantor, whether one or more), 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 404 ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 1ST PHASE, AS
RECORDED IN MAP BOOK 23, PAGE 99, PAGE 99 A & B IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

RESTRICITIONS, COVENANTS AND CONDITIONS IN INSTRUMENT# 1998-3109.

RELEASE OF DAMAGES IN INSTRUMENT# 1998-31156.

RESTRICTIONS, LIMITATIONS AND CONDITIONS SET OUT ON MAP BOOK 23, PAGE 99 A &
B.

EASEMENT AGREEMENT TO SHELBY COUNTY IN INSTRUMENT# 1993-3962.

COVENANTS IN REGARD TO SANITARY SEWER SYSTEM IN INSTRUMENT# 1997-25449;

RECORDED IN INSTRUMENT# 1998-23896 AND INSTRUMENT# 1997-25446.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITHJ ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES REELATING THERETO,
INCLUDING RIGHTS SET OUT IN MISC. BOOK 50, PAGE 965, 969, 973 AND 977 AND DEED
BOOK 81, PAGE 417.

1998 PROPERTY TAXES TO BE PAID BY THE DEVELOPER.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 14th
day of December, 19 98

(Seal)

(Seal)

(Seal)

LARRY GLEN PHILLIPS

LINDA H. PHILLIPS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
LARRY GLEN PHILLIPS AND WIFE, LINDA H. PHILLIPS
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 hands and official seal this 14th day of December, A.D., 19 98

GENE W. GRAY JR.

Notary Public

12/16/1998-50022
09:01 AM CERTIFIED
COUNTY CLERK OF PROBATE
SHELBY COUNTY, ALA.