

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED SIXTEEN THOUSAND TWO HUNDRED DOLLARS AND NO/100 (\$216,200.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto **JOHN COX AND VIRGINIA COX** (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 17-A, ACCORDING TO A RESURVEY OF LOTS 15, 16, 17 & 25 OF RIVERCHASE COUNTRY CLUB, SECOND ADDITION, PHASE II, AS RECORDED IN MAP BOOK 9, PAGE 137 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

General and special taxes or assessments for 1999 and subsequent years not yet due and payable.

Building setback lines and Easements as shown by recorded plat.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at page 536, as amended in Misc. Book 17, beginning at page 550, Inst. #1996-5684 and Map Book 9 page 137 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 and in Inst. No. 1998-44917 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 56 page 555 and covenants pertaining thereto recorded in Misc. Book 56 page 554 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 111 page 625 and Deed Book 127 page 140 in Probate Office.

Sanitary sewer easement as set out in Real 246 page 950 in Probate Office.

Covenants to run with the Land as set out in Inst. #1998-44917 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. #1996-05684 in the Probate Office.

\$194,550.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

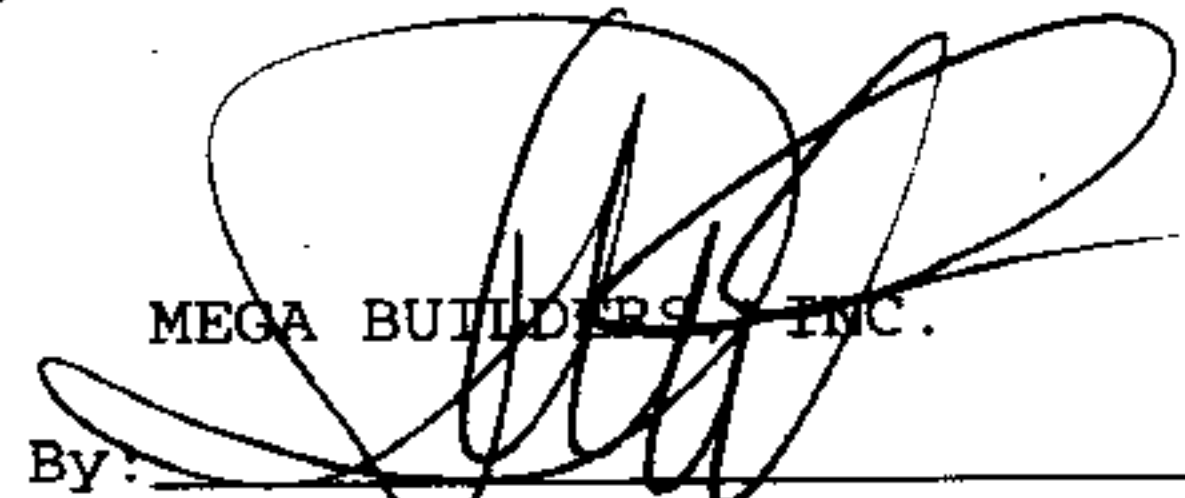
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1999-20778

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Riverchase Country Club as set out hereinabove.

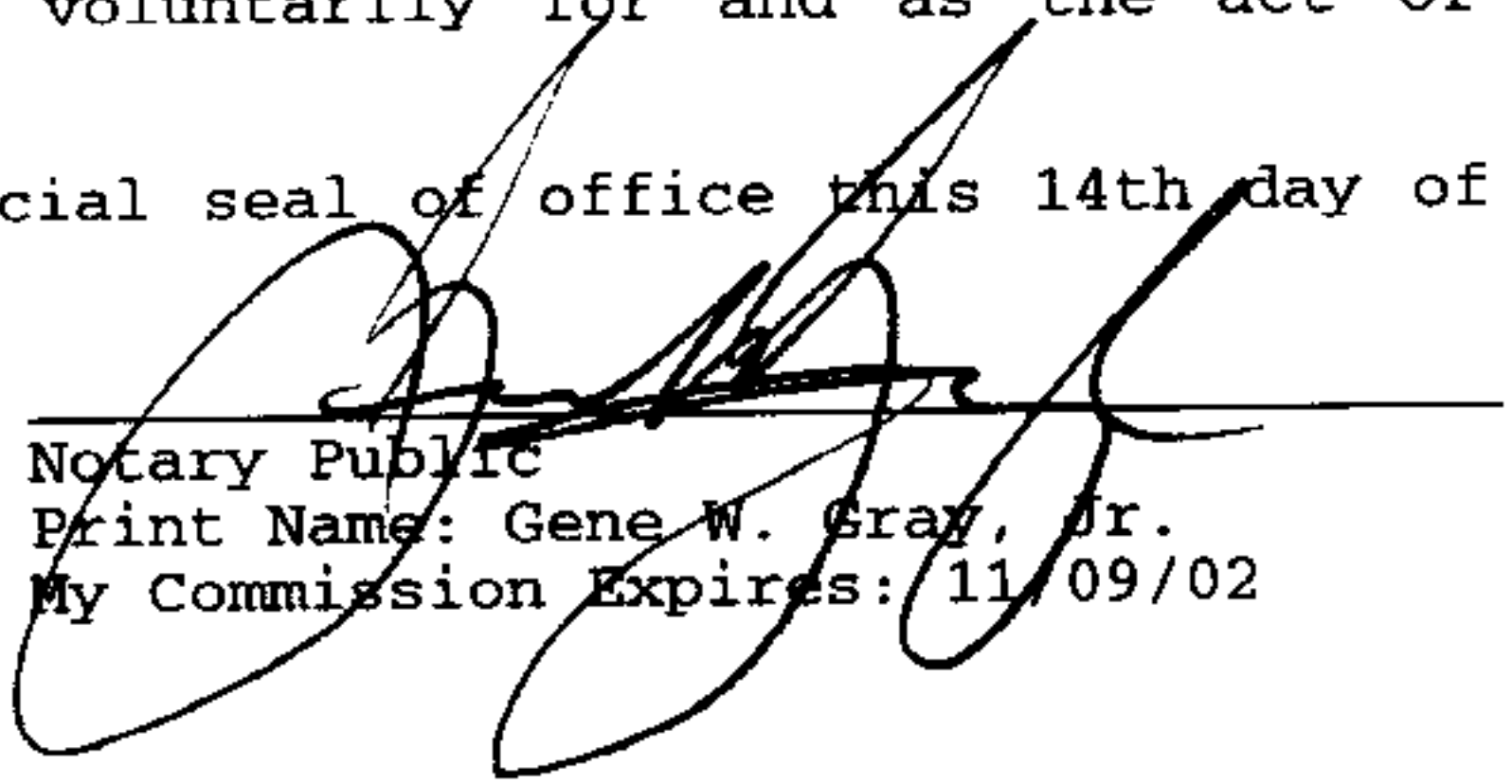
IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 14th day of May, 1999.


MEGA BUILDERS, INC.
By: _____
ROBERT L. CLARK
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT L. CLARK, whose name as President of MEGA BUILDERS, INC. an Alabama corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 14th day of May, 1999.


Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
JOHN COX
925 RIVERCHASE PARKWAY WEST
HOOVER, ALABAMA 35244

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