

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gardner Brothers Homebuilders, Inc.
193 Brook Trace Drive
Hoover, AL 35244

WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eleven Thousand and No/100, (\$111,000.00), DOLLARS, in hand paid to the undersigned, Camden Cove, L.L.C., a limited liability company, (hereinafter referred to as "GRANTOR"), by Gardner Brothers Homebuilders, Inc., a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lots 1, 5, 6, 20, 23 and 24, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 1999.
2. A 20 foot building set back line as shown by record plat.
3. Easements as shown by record plat.
4. Restrictions as shown by recorded map.
5. Sink hole exception as set out in that certain Declaration of Protective Covenants as recorded in Instrument #1999-10604.
6. Easement for Alabama Power Company recorded in Deed Book 48, Page 589.
7. Permit to Alabama Power Company recorded in Deed Book 247, Page 839.
8. Oil and gas lease to Atlantic Richfield Company recorded in Deed Book 321, Page 626.

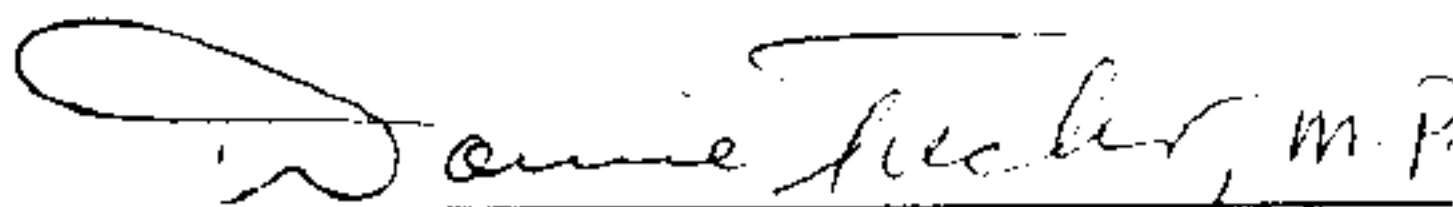
ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its successor and assigns forever.

And said Camden Cove, L.L.C., a limited liability company does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Camden Cove, L.L.C., a limited liability company, by its Managing Partner, Donnie Tucker, who is authorized to execute this conveyance, has hereto set his signature and seal, this 7th day of May, 1999.

Camden Cove, L.L.C.

 (SEAL)

BY: Donnie Tucker
ITS: Managing Partner

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donnie Tucker whose name as Managing Partner, of Camden Cove, L.L.C., a limited liability company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of May, 1999.


NOTARY PUBLIC
My commission expires: 3.17.2003

Inst # 1999-20806

PAGE 2 OF 2

05/17/1999-20806
02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00