

THIS INSTRUMENT PREPARED BY:  
**JAMES R. MONCUS, JR.**  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Leah P. Sims  
2904 Summerwood Circle  
Birmingham, AL 35242

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Inst # 1999-21584  
05/24/1999-21584  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 271.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and no/100 (\$259,900.00) Dollars to the undersigned Grantor

**FOUR STAR HOMES, INC.**

a corporation (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

**LEAH P. SIMS**

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:


Lot 17, according to the Amended Map of Summerwood Subdivision, as recorded in Map Book 20, Page 68, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights-of-way of record.

By Grantee acceptance of this deed, Grantee hereby covenant and agree for themselves and their successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against grantor for loss or damage on account of injuries to the property or to any buildings, improvements or structures now or hereafter located upon the property or on account of injuries to any owner, occupant, or other person in or upon the property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitations, sinkholes, underground mines, and limestone formations) under or on the property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the property. For purpose of this paragraph the terms Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor, and partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of

Grantors interest in the property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, and limited partnerships, corporations, or other entities holding under or through the Grantee.

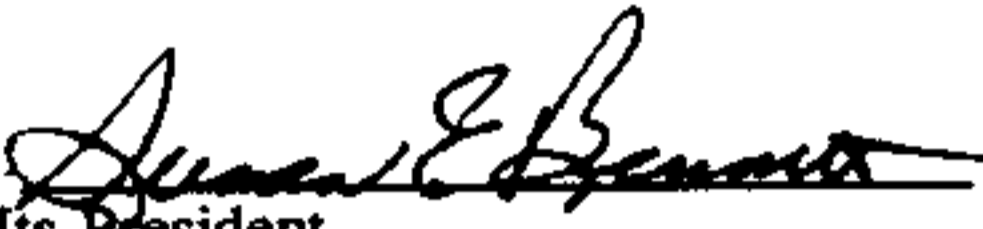
  
**LEAH P. SIMS**  
GRANTEE

TO HAVE AND TO HOLD, To the said Grantee forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 11th day of May, 1999.

FOUR STAR HOMES, INC.

By   
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SUSAN E. BENNETT**, whose name as **President of Four Star Homes, Inc.**, a 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 the conveyance, she 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 this 11th day of May, 1999.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2/23/00

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