

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Denman Builders, Inc.
(Address) 2162 Highway 31 South
Pelham, AL 35124

EASEMENT FOR FENCE

FORM WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths-----\$500.00 DOLLARS
to the undersigned grantor. Denman Builders, 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 Foresight Development, Inc.

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

An easement for the fence, and the future maintenance of the fence, as it exist on Lot 64, Carrington, Sector II as recorded in Map Book 25, Page 17 in the Office of the Judge of Probate of Shelby County, Alabama, said easement being for the benefit of the Common Area shown on said plat, being more particularly described as follows: Commence at the Northeast Corner of Lot 64, Carrington, Sector II as recorded in Map Book 25, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southerly along the East line of Lot 64 a distance of 48.84 feet to the Point of Beginning; thence continue Southerly along the East line of Lot 64 a distance of 70.29 feet to a point being 27.02 feet Northerly of the Southeast Corner of Lot 64; thence right 123 deg. 16 min. 02 sec. Northwesterly 9.54 feet to a point; thence right 63 deg. 43 min. 38 sec. Northeasterly 65.53 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

10/12/1999-42337
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9:00

TO HAVE AND TO HOLD. To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors 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 against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal. President, who is

this the 11 day of October, 1999

ATTEST

Secretary

By

Denman Builders, Inc.

Rodney B. Denman, President (Seal)

STATE OF ALABAMA

Shelby County }

I, the undersigned

a Notary Public in and for said County, in said State.

hereby certify that Rodney B. Denman

whose name as President of Denman Builders, 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, (he/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 the 11 day of October, 1999

PEGGY I. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Notary Public

Inst # 1999-42337