

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
JODY A. REMOVCHIK
1049 Hermitage Circle
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED SIXTY THOUSAND DOLLARS AND NO/100's (\$260,000.00) and other good and valuable consideration, paid to the undersigned grantor, PRECISION HOMEBUILDERS, INC., an Alabama corporation, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said PRECISION HOMEBUILDERS, INC., an Alabama corporation (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto JODY A. REMOVCHIK, (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in SHELBY County, Alabama, to-wit:

Lot 3122, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. No. 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase 1, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

The above property is conveyed subject to:

Ad valorem for 2000 and subsequent years not yet due and payable until October 1, 2000.
Existing covenants and restrictions, easements, building lines and limitations of record.

\$135,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, her heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantors have caused this statutory warranty deed to be executed this 15th day of October, 1999.

GRANTOR:

PRECISION HOMEBUILDERS, INC.

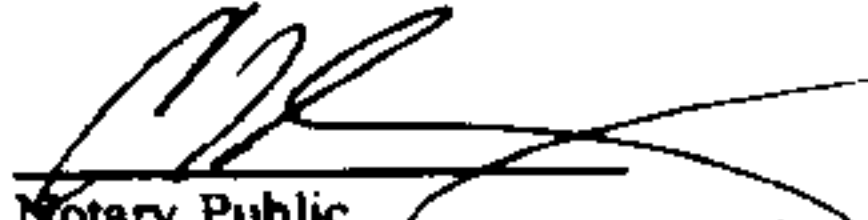


Sam L. Baker, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sam L. Baker, whose name as President of PRECISION HOMEBUILDERS, INC., an Alabama corporation, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 office seal of office this the 15th day of October, 1999.


Notary Public

My Commission Expires: 6-5-2003

Inst # 1999-43740

10/25/1999-43740
07:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 133.50