

This document prepared by:
John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
J. Michael and Teresa H. Jenkins
741 Mill Springs Lane
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Nine Thousand and 00/100 Dollars (\$299,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, HDH CONSTRUCTION COMPANY, INC., A CORPORATION (herein referred to as GRANTOR) and JIMMIE E. PARKER, a married person, (hereinafter referred to as GRANTOR) does grant, bargain, sell and convey unto J. MICHAEL JENKINS and TERESA H. JENKINS (herein referred to as GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 11, according to the Survey of Mill Springs Estates, 2nd Sector, as recorded in Map Book 25, Page 95, in the Probate Office of Shelby County, Alabama.

Two Hundred Sixty Three Thousand Seven Hundred and 00/100 Dollars (\$263,700.00) of the consideration is from first and second purchase money mortgages recorded simultaneously with the Deed conveying subject property.

This property does not constitute the homestead of Jimmie E. Parker or his spouse.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrators covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 2000-07290

03/07/2000-07290
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 46.50

Dated this the 11th day of February, 2000.


GRANTOR: HARRY D. HORTON
HDH CONSTRUCTION COMPANY, INC.

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that HARRY D. HORTON, as OWNER of HDH CONSTRUCTION COMPANY, INC., whose name is signed to the foregoing conveyance on behalf of HDH CONSTRUCTION COMPANY, INC., and who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of February, 2000.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2001


GRANTOR: JIMMIE E. PARKER

STATE OF ALABAMA)
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that JIMMIE E. PARKER, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of February, 2000.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2001

Inst # 2000-07290

03/07/2000-07290
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 105 44.30