

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

SEND TAX NOTICE TO:
Build-All Construction, Inc.
2055 Hwy 93
Helena, AL 35080

Inst # 2000-09013

03/22/2000-09013
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 RMS 14.50

WARRANTY DEED

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

That in consideration of Twenty-Three Thousand Five Hundred and No/100, (\$23,500.00), DOLLARS, in hand paid to the undersigned, Silver Creek Development, LLC, a limited liability company, (hereinafter referred to as "GRANTOR"), by Build-All Construction, 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:

A parcel of land located in North Half of Section 26, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northeast corner of Section 26, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama; thence run Westerly along the Section line to a found crimped iron along the East right of way line of Alabama Highway 119; thence 180 degrees, 00 minutes, 00 seconds right East back along the Section line 306.04 feet to the point of beginning of the subject parcel herein described; thence continue East along the same course 140.00 feet; thence 90 degrees, 00 minutes, 00 seconds right Southerly 134.00 feet to the North right of way line of a proposed Silver Creek Parkway Roadway; thence 90 degrees, 00 minutes, 00 seconds right 59.55 feet Westerly along the proposed right of way line to the P.C. of a curve to the right, concave Northerly with a radius of 220.00 feet, a chord length of 39.78 feet and a central angle of 10 degrees, 22 minutes, 23 seconds; thence run Westerly, thence Northwesterly along the arc of said curve 39.83 feet; thence turn an interior angle left from the chord of said curve of 112 degrees, 34 minutes, 34 seconds Northwesterly 136.65 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the year, 2000.
2. Right of way granted Alabama Power Company by instrument recorded in Deed Book 105, Page 26.

3. Easement granted Plantation Pipe Line by instrument recorded in Deed Book 112, Page 378.
4. Restrictions to be recorded in the Probate Office of Shelby County, Alabama.

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 successors and assigns forever.

And said Silver Creek Development, LLC, 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.


GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, the said Silver Creek Development, LLC, by its Member, G S Development, LLC, whose name is Michael D. Green, as Member, is authorized to execute this conveyance, has hereto set his signature and seal, this 16th day of March, 2000.

IN WITNESS WHEREOF, the said Build-All Construction, Inc., a corporation, as GRANTEE, by its President, Billy Gossett, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of March, 2000.

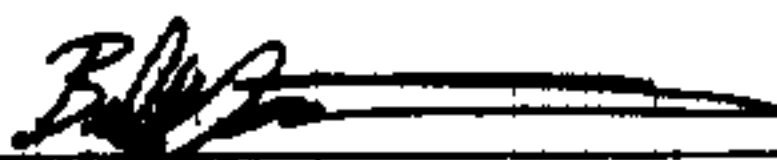
Silver Creek Development, LLC

G S Development, LLC, Member


BY: Michael D. Green, Member
GRANTOR

(SEAL)

Build-All Construction, Inc.


BY: Billy Gossett
ITS: President
GRANTEE

(SEAL)

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 Michael D. Green whose name as Member of G S Development, LLC whose is a Member of Silver Creek Development, LLC, 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 member 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 16th day of March, 2000.


NOTARY PUBLIC
My commission expires: 03-17-03

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 Billy Gossett whose name as President, of Build-All Construction, Inc., a corporation, is signed to the foregoing conveyance, AS GRANTEE, 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 corporation.

Given under my hand and official seal this 16th day of March, 2000.


NOTARY PUBLIC
My commission expires: 03-17-03

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