

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
Mr. Cory Mason
Keystone Building, Inc.
P.O. Box 69
Pelham, Al 35124

Inst # 2000-09457

STATUTORY WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: That for and in consideration of Seventeen Thousand Five Hundred and no/100 DOLLARS (\$17,500.00), and other good and valuable consideration, the undersigned grantor **FORESIGHT DEVELOPMENT, LLC.**, an Alabama limited liability company (the "Grantor"), in hand paid by **Keystone Building Inc.** (the "Grantee"), the receipt and sufficiency whereof is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee, the following real estate situated in Shelby County, Alabama, to-wit:

Lot(s) 13 Carrington Subdivision - Sector II, according to the plat thereof recorded in Map Book 25, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Ad valorem taxes for the year 2000, which constitute alien but are not yet due and payable;
2. Any and all easements, rights of way, restrictions, and encumbrances of record.

TO HAVE AND TO HOLD unto the said Grantee, an its successors and assigns forever, subject however to the exceptions noted above.

IN WITNESS WHEREOF, FORESIGHT DEVELOPMENT, LLC., Has caused these presents to be executed by its duly authorized member this 25th day of February 2000.

FORESIGHT DEVELOPMENT, LLC.
An Alabama Limited Liability Company

By: *Paul J. Spina Jr.*
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul J. Spina Jr., whose name as member of Foresight Development, LLC, is signed to the foregoing conveyance, an who is known to me, acknowledged before me on this day, that, being informed of the contents of such conveyance, he as such member and with full authority, executed, the same voluntarily for and as the act of said corporation.

Given under my hand, this 25th day of February 2000

Louis D. Holland
NOTARY PUBLIC

My commission expires:
2-24-2001

03/24/2000-09457
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.50

CHICAGO TITLE INSURANCE COMPANY

ORDER NO:

AFFIDAVIT AND AGREEMENT

STATE OF Alabama

)
) S.E.

COUNTY OF Shelby)

On this 25th day of February, 2000, before me personally appeared Foresight Development, LLC, an Alabama Limited Liability Company, owners of property, and N/A General Contractor, to me personally known, who, being duly sworn on their oaths, did say that all of the persona, firms, and corporations, including the General Contractor and all sub-contractors, who have furnished services. Labor, or materials, according to plans and specifications, or extra items, used in the construction or repair of buildings and improvements on the real state hereinafter described, have been paid in full and that such work was fully completed on or before N/A by the owners, free and clear of any mechanic's lien whatever, all such items or claims for lien being hereby expressly waived.

Affiants further say that no unsatisfied claims for lien or payment have been made to either of the affiants by, nor is any suit now pending on behalf of, any contractor, sub-contractor, laborer, or materialman, and further that no chattel mortgages, conditional sales contracts, security agreements, financing statements, retention of title agreements, or personal property leases have been given or are now outstanding as to any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the aforesaid premises or the improvement thereon, and all plumbing, heating, lighting, refrigerating, and other equipment is fully paid for, including all bills for the repair thereof, except as follows: (if none, state "none")

N/A

Affiants, parties hereto, hereby request Chicago Title Insurance Company to issue its policy or policies of title insurance upon said real estate without exception therein as to any possible unfilled mechanics' or materialmen's liens, and in consideration thereof, and as an inducement therefor, said affiants do hereby, jointly and severally, agree to indemnify and hold said Chicago Title Insurance Company harmless of and from any and all loss, cost, damage and expense of every kind, including attorney's fees, which said Chicago Title Insurance Company shall or may suffer or incur or become liable for under its said policy or policies not to be issued, or any reissue, renewal or extension thereof, or new policy at any time issued upon said real estate, part thereof or interest therein, arising, directly or indirectly, out of or on account of any such mechanics' or materialmen's lien or liens or claim or claims or in connection with its enforcement of its rights under this agreement. All representation, agreements of indemnity, and waivers herein contained shall insure also to the benefit of any party assured under any policy issued by Chicago Title Insurance Company and any action brought hereon may be instituted in the name of Chicago Title Insurance Company or said assured or both.

The real state and improvements referred to herein are situated at Carrington, in the County of Shelby, State of Alabama and are described as follows to wit:

Lot(s) 13

This affidavit is given to induce Chicago Title Insurance Company to issue its title insurance policy or policies.

NOTE: Where the premises are owned by two or more owners, both should be named as affiants and both should sign. Where corporations are involved, the names of the affiants and the signatures should be those officers of the corporations, preferably the Presidents.

Owner of Property

Paul J. Spivey Jr.
Owner of Property Member

General Contractor

Subscribed, and sworn to before me the day and year above written.

My Commission Expires:
2-24-2001

Laurie D. Hollander
Notary Public

For use with corporate landowner and/or corporate contractor:

a corporation of the State of _____ joins in the execution of this instrument for the purpose of adopting all the representations of fact made in the foregoing affidavit and hereby joins in all the agreements of indemnity and waivers therein contained.

Name of
Corporation)

Affix corporate
seal here.

By: _____
President

By: _____
Secretary

Inst # 2000-09457

03/24/2000-09457

10:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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