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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

SEND TAX NOTICE TO:

This instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

DAVID ANDREW POARCH
227 CAHABA LAKE CIRCLE
HELENA, AL 35080

Inst # 2000-22829

07/10/2000-22829
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE W. PROBERT
002 CJ1 173.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$377,500.00) DOLLARS to the undersigned grantor, WIN HOMES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto DAVID ANDREW POARCH and SHERRI JONES POARCH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF STONEBROOK, AS RECORDED IN MAP BOOK 15, PAGE 114, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. TAXES FOR THE YEAR 1999 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SET BACK LINES AND EASEMENTS AS SHOWN BY RECORD PLAT.
3. RESTRICTIONS, CONDITIONS AND LIMITATIONS RECORDED IN REAL VOLUME 384, PAGE 152 AND AMENDED IN REAL VOLUME 396, PAGE 11.
4. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1992-26819.
5. RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1992-26819.
6. COAL, OIL, GAS AND MINERAL AND MINING RIGHTS AND ALL RIGHTS INCIDENT THERETO INCLUDING RELEASE OF DAMAGES ARE NOT INSURED HEREIN.

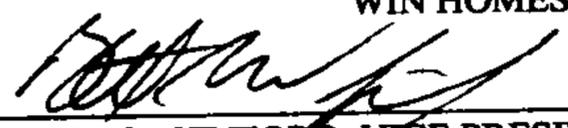
\$215,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the

grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WIN HOMES, INC., by its VICE PRESIDENT, BRETT G. WINFORD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of June, 2000.

WIN HOMES, INC.
By: 
BRETT G. WINFORD, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRETT G. WINFORD, whose name as VICE PRESIDENT of WIN HOMES, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30TH day of JUNE, 2000.


Notary Public

My commission expires: 7/11/02

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