

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gardner Builders, Inc.
193 Brook Trace Drive
Birmingham, AL 35244

Inst # 2000-23990

07/17/2000-23990
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00), DOLLARS, in hand paid to the undersigned, Gardner Brothers Homebuilders, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Gardner Builders, 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:

Lots 9 and 30, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2000.
2. 20 foot building set back line as shown by record plat.
3. 15 foot easement along southerly line of Lot 30 as shown by record plat.
4. 20 foot sanitary sewer and lake easement along southerly line of Lot 9 as shown by record plat.
5. Amendment to Declaration of Protective Covenants for Camden Cove, Sector One as recorded in Instrument #1999-41873.
6. Easements as shown by record plat.
7. Restrictions as shown by recorded map.
8. Sink hole exception as set out in that certain Declaration of Protective Covenants as recorded in Instrument #1999-10604.
9. Easement for Alabama Power Company recorded in Deed Book 48, Page 589.
10. Permit to Alabama Power Company recorded in Deed Book 247, Page 839.
11. Oil and gas lease to Atlantic Richfield Company recorded in Deed 321, Page 626.
12. Restrictions, conditions, covenants and limitations as set forth in recorded deed.
13. Easements and restrictions as set forth in Instrument # 1999-22218.


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 Gardner Brothers Homebuilders, Inc., a corporation 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.

IN WITNESS WHEREOF, the said Gardner Brothers Homebuilders, Inc., a corporation by its President, Garry Gardner, who is authorized to execute this conveyance, has hereto set its signature and seal, this 12th day of July, 2000.


Gardner Brothers Homebuilders, Inc.

 (SEAL)
BY: Garry Gardner
ITS: President

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 Garry Gardner whose name as President, of Gardner Brothers Homebuilders, 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, 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 12th day of July, 2000.


NOTARY PUBLIC
My commission expires: ~~MY COMMISSION EXPIRES APRIL 12, 2001~~

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