

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: JENNIFER LEE BINGHAM, 309 HIDDEN CREEK TRAIL, PELHAM, AL 35124

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$105,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, JOE ROSE HOMEBUILDERS, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, JENNIFER LEE BINGHAM, AN UNMARRIED WOMAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 221, ACCORDING TO THE SURVEY OF PHASE TWO-HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

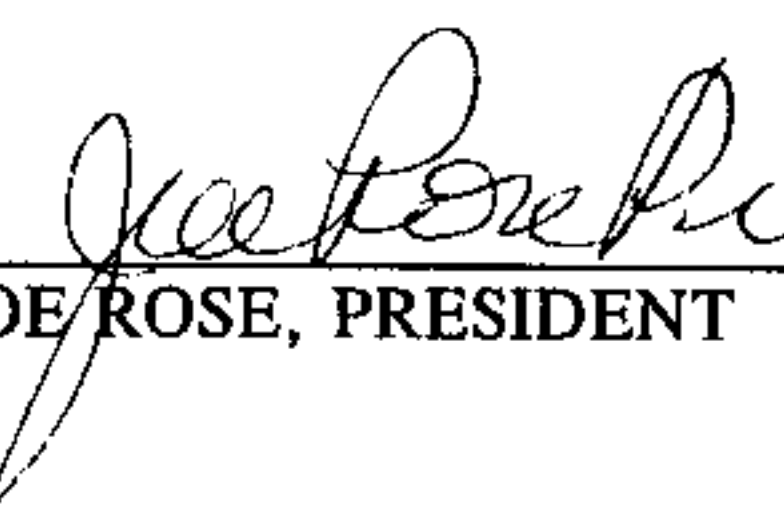
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 15 foot building lines for Hidden Creek Trail as recorded in Map Book 26, Page 124.
- (5) Subject to 5 foot easement on rear as recorded in Map Book 26, Page 124.
- (6) Subject to 5 foot easement along south side line of lot as recorded in Map Book 26, Page 124.
- (7) Subject to Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416, Deed Book 252, Page 603 and Deed Book 229, Page 335.
- (8) Subject to Right of Way to Alabama Power Company as recorded in Deed Book 127, Page 375.
- (9) Subject to Easement for right of way and agreement with Level 3 Corp. as recorded in Instrument No. 2000-3182 and Instrument No. 2000-5902.
- (10) Subject to Terms, provisions, covenants, conditions, and restrictions, easement, charges, assessments and liens (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1998-03074, amended in Instrument No. 1998-03075, Instrument No. 1998-03077, Instrument No. 1998-23229, Instrument No. 1999-1568, and Instrument No. 2000-8567, in the official records of Shelby County.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on SEPTEMBER 27, 2000.

JOE ROSE HOMEBUILDERS, INC.

BY: 
JOE ROSE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOE ROSE, whose name is signed as PRESIDENT to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on SEPTEMBER 27, 2000.

My commission expires:


Notary Public # 2000-35541

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

10/11/2000-35541
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C31 117.00