

THIS INSTRUMENT PREPARED BY: Diane Shotts
NAME: AMERICAN LEGACY HOMES, INC.
ADDRESS: 2165 Townsend Road
Woodstock, Al 35188-9776

SEND TAX NOTICE Karen L. Mitchell and Tonya A. Braddy
Azalea Dr. Chelsea, Al.

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of \$1,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein,
the receipt whereof is acknowledged, I or we,

Karen L. Mitchell, an unmarried woman and Tonya A. Braddy, an unmarried woman,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey
unto

AMERICAN LEGACY HOMES, INC.

(herein referred to as grantee, whether one or more), the following described real
estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction
of a house, that it will support the weight of all improvements, and it will eliminate
or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we
are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I (we) have a good right to sell and
convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and
administrators 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, we have hereunto set our hand(s) and seal(s), this 9th
day of December, 2000.

Karen L. Mitchell
Tonya A. Braddy

AMERICAN LEGACY HOMES
by: [Signature]

STATE OF ALABAMA
Fuscalosa COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Karen L. Mitchell, an unmarried woman and Tonya A. Braddy, an unmarried
woman whose names are signed to the foregoing conveyance, and who are known to me,
acknowledged before me on this day, that being informed of the contents of the
conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December A.D.,
20 00.

My Commission Expires:

Diane A. Shotts
NOTARY PUBLIC

12-21-2002

Inst # 2000-42667

12/11/2000-42667

04:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMB

15.00

Exhibit "A"

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 13 Township 20 South, Range 2 West Shelby County, Alabama; thence run in a southerly direction along the East line of said 1/4-1/4 for a distance of 354.46 feet to the Point of Beginning of a 20.0 feet wide strip of land lying 20.0 feet on the right side of the following described line; from last course turn an angle to the right of 139 degrees 05 minutes 29 seconds and run Northwestwardly a distance of 475.33 feet to the southeasterly right of way of county road # 336 and the end of said 20.0 feet wide strip of land.

Commencing at the Northwest corner of the Northwest of the Northeast of Section 13, Township 20 South, Range 2 West; thence south 89 degrees 20 minutes 06 seconds East, a distance of 196.62 feet to the Point of Beginning; thence continue South 89 degrees 20 minutes 06 seconds East a distance of 115.26 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 354.02 feet; thence North 89 degrees 27 minutes 22 seconds West, a distance of 312.44 feet; to a point on the West line of said section; thence North 00 degrees 00 minutes 00 seconds East along said West line a distance of 224.68 feet; thence North 56 degrees 59 minutes 32 seconds East, a distance of 234.45 feet to the Point of Beginning.

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