

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ 129,000.00 paid by Tim Gilmore, An Unmarried Man to DeBo Construction Company, Inc. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Tim Gilmore, An Unmarried Man (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Meadow Brook Townhomes, Phase II, Second Sector, as recorded in Map Book 22, Pages 4 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Property: 219 Meadowcroft Circle, Birmingham, AL 35242

Described property to become the homestead of Grantee.

Subject to taxes for the year 2001 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$118,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28 day of February, 20 01.

Grantor

Carlton Denard
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlton A. Denard, President of DeBo Construction Company, Inc., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority executed the same voluntarily.

Given under my hand and official seal this 28 day of February, 2001.

Valerie A. England
Notary Public

Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Tim Gilmore
219 Meadowcroft Circle
Birmingham, AL 35242

Inst # 2001-07051

03/01/2001-07051
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C01 22.00