

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Three Hundred Twenty Five Thousand & no/100 Dollars (\$325,000.00)** to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Town Builders, Inc.** (herein referred to as "**Grantor**") does grant, bargain, sell and convey unto **Walter T. Payne and Myra C. Payne**, husband and wife (herein referred to as "**Grantees**") as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

**Lot 6-04, Block 6, according to the Survey of Mt. Laurel, Phase IA, as recorded in Map Book 27, Page 72 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SUBJECT TO AND EXCEPT FOR:**

1. 2001 Ad Valorem Taxes.
2. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Inst. #2000-35579, Inst.#2000-35580, Inst.#2000-36270, and Inst. #2000-38860 and 1<sup>st</sup> amendment Inst. #2000-38859 and re-recorded and 2<sup>nd</sup> Amendment Inst. # 2000-38860 and 3<sup>rd</sup> Amendment Inst. 2001-3681 in Probate Office.
3. Restrictions, limitations and conditions as set out in Map Book 27, Page 72 A & B in the Probate Office.
4. Oil, Gas & Mineral Lease to Jack E. Linger dated June 24, 1981 by Deed Book 334, Page 808 with assignment to Sohio Petroleum Company by Misc. Book 42, Page 55 in the Probate Office.
5. Covenant and Agreement for water service dated April 24, 1989 and recorded in Real Book 235 Page 611 in the Probate Office.
6. Sewer Service Agreement dated June 22, 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out by Inst. # 1999-35429 in the Probate Office.

**NOTE:**        **\$300,000.00 of the above stated consideration was paid with the proceeds of a mortgage recorded simultaneously herewith.**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

**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 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.

**03/01/2001-07217**  
**01:52 PM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 39.00

**Inst # 2001-07217**

IN WITNESS WHEREOF, the said Grantor by its Vice President,  
Randy C. Greenhill, who is authorized to execute this conveyance, has executed this  
instrument, this the 28<sup>th</sup> day of February, 2001.

Town Builders, Inc.

By: Randy C. Greenhill  
Name: RANDY C. GREENHILL  
Title: VP

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Randy C. Greenhill whose name as the Vice President of Town  
Builders, Inc., an Alabama 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 this 28<sup>th</sup> day of February, 2001

Cuthbertson, Miles  
Notary Public

My Commission Expires: 11/2/02

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, AL 35209  
(205) 414-1212

**SEND TAX NOTICE TO:**

Mr. and Mrs. Walter T. Payne  
56 Burnham Street  
Birmingham, AL 35242  
RE-5873

Inst # 2001-07217

03/01/2001-07217  
01:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 39.00