

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JAMES E. CARROLL, III
218 CAHABA LAKE CIRCLE
HELENA, AL 35080

Inst # 2001-09508

03/16/2001-09508
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SEVENTY SIX THOUSAND SIX HUNDRED THIRTY SEVEN and 00/100 (\$276,637.00) DOLLARS to the undersigned grantor, PATTERSON HOMEBUILDERS, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JAMES E. CARROLL, III and PAULA B. CARROLL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF STONEBROOK, AS RECORDED IN MAP BOOK 15, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 75 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 10 FOOT NATURAL TRAIL EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. RESTRICTIONS APPEARING OF RECORD IN REAL 384, PAGE 152 AND REAL 396, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 235, PAGE 545, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. OIL AND GAS LEASE, AS RECORDED IN VOLUME 321, PAGE 629 AND REAL 280, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

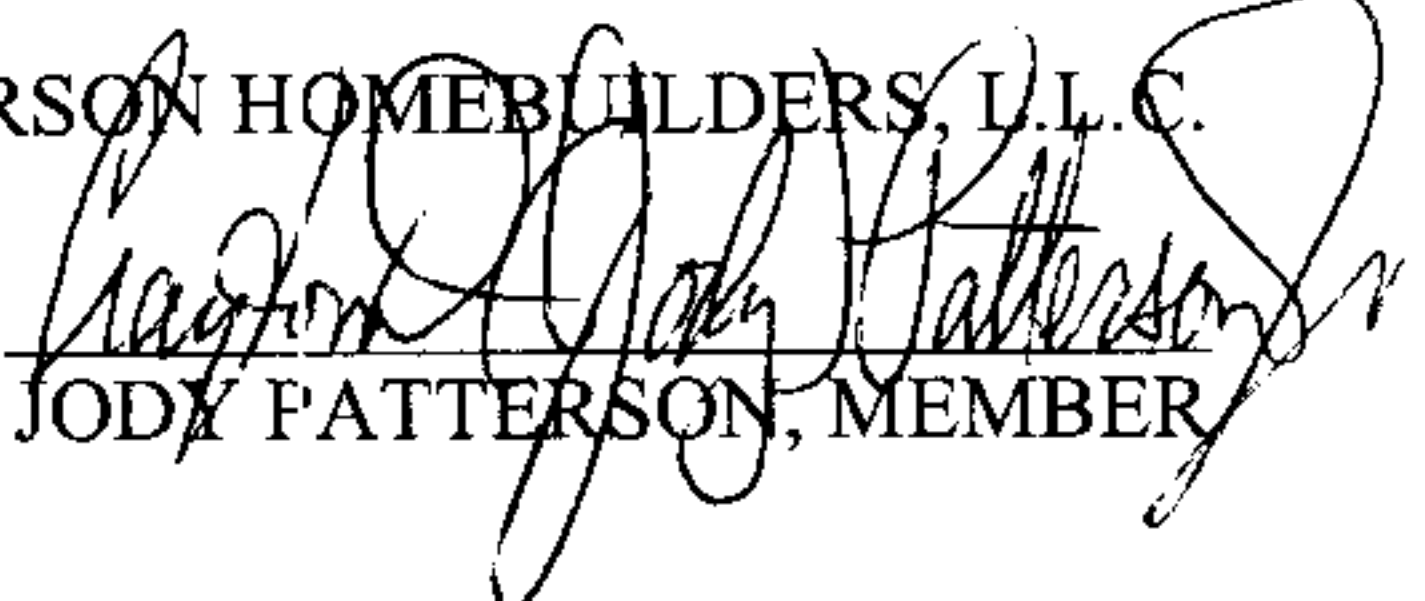
\$260,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 in fee simple 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.

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

IN WITNESS WHEREOF, the said GRANTOR, PATTERSON HOMEBUILDERS, L.L.C., by its MEMBER, JODY PATTERSON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of March, 2001.

PATTERSON HOMEBUILDERS, L.L.C.
By: 
JODY PATTERSON, MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JODY PATTERSON, whose name as MEMBER of PATTERSON HOMEBUILDERS, L.L.C., an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 1st day of March, 2001.


Notary Public

My commission expires: 7/11/02

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