

Send Tax Notice to:
K & S Construction and Design, Inc.
3219 Highway 119
Leeds, Alabama 35094

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

Inst # 2001-14110

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between L. Douglas Joseph, a married man, hereinafter called "Grantor", and K & S Construction and Design, Inc., hereinafter called "Grantee".

The Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate and improvements thereon, located in Shelby County, Alabama:

Lot 3, according to the Map of Scarlet Ridge, Sector One, as recorded in Map Book 24, Page 143, in the Probate Office of Shelby County, Alabama.

The property herein conveyed is not and never has been the homestead of Grantor or his spouse.

The purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for 2001, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Declaration of Restrictive Covenants in Instrument #1998-50481, and amended in Instrument #1999-4549.

3. Covenant concerning onsite sewage disposal system in Instrument #2000-9167.

4. Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Instrument #1999-29687.

5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book

04/13/2001-14110
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JCE MEL 15.00

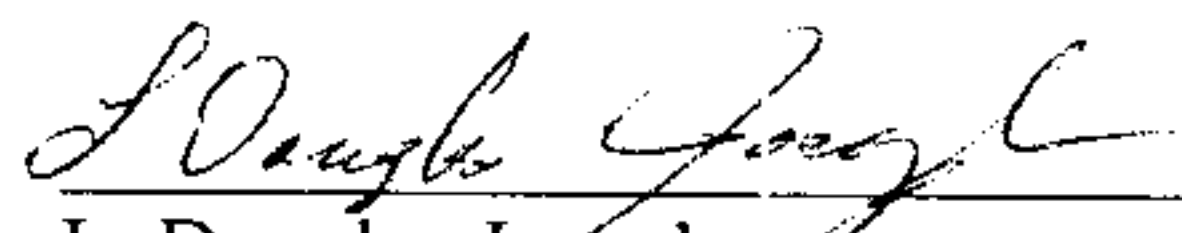
98, Page 776.

6. Easement as reserved in Book 98, Page 776.
7. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, in fee simple absolute forever.

Grantor, for himself and his heirs and assigns, covenants with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

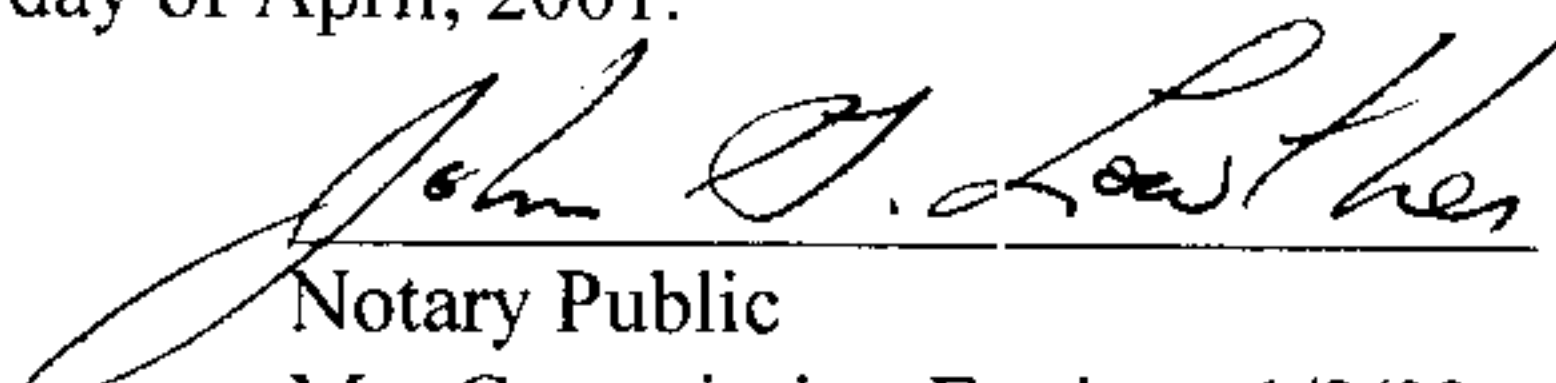
IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 11 day of April, 2001.


L. Douglas Joseph

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that L. Douglas Joseph, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 11 day of April, 2001.


Notary Public
My Commission Expires: 1/3/03

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