

STATE OF ALABAMA)  
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED NINETY EIGHT THOUSAND DOLLARS AND NO/100 (\$298,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto MARSHA ROGERS HOWELL (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 3820, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38<sup>TH</sup> ADDITION TO RIVERCHASE COUNTY AS RECORDED IN MAP BOOK 22, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14 BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550; INST. #1996-24956 AND MAP BOOK 22, PAGE 140 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34, PAGE 549.

EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 355, PAGE 274.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 127, PAGE 140.

\$223000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

To have and to hold to the Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 19<sup>TH</sup> day of JUNE, 2001.

By:

MEGA BUILDERS, INC.  
ROBERT L. CLARK  
ITS PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT L. CLARK, whose name as President of MEGA 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 said 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 and official seal of office this 19<sup>TH</sup> day of JUNE, 2001.

Notary Public  
Print Name: Gene W. Gray, Jr.  
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
MARSHA ROGERS HOWELL  
2500 BIRKSHIRE CIRCLE  
BIRMINGHAM, ALABAMA 35244  
#58-11-7-26-0-005-020

Inst # 2001-26432

06/27/2001-26432  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 031 86.00