

Send tax notice to:
Brian D. Parker and
Jennifer L. Parker
81 Hawthorne Street
Birmingham, AL 35242

This instrument prepared by:
Stewart National Title, Inc.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

Inst # 2001-30080

07/20/2001-30080
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 72.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Four Thousand One Hundred Twenty-Three and no/100 Dollars (\$274,123.00), in hand paid to the undersigned, Town Builders, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Brian D. Parker and wife, Jennifer L. Parker, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9-12, Block 9, according to the Map of Mt. Laurel - Phase 1A, Map Book 27, Page 72A&B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. Covenants, conditions and restrictions as set forth in the document recorded in Instrument #2000-35579, Instrument #2000-35580, Instrument #2000-36270, Instrument #2000-38860, further amended in Instrument #2001-3681, in the Probate Office of Shelby County, Alabama.

3. Restrictions, limitations and conditions as set forth in Map Book 27, pages 72 A&B, in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 334, Page 808, and in Misc. Book 42, Page 55 in the Probate Office of Shelby County, Alabama.
5. Covenant and agreement for water service as set forth in Real Book 235, Page 611, in the Probate Office of Shelby County, Alabama.
6. Sewer Service Agreement by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc., as set forth in Instrument #1999-35429, in the Probate Office of Shelby County, Alabama.
7. Ratification and Confirmation Agreement as set forth in Instrument #2000-41410, in the Probate Office of Shelby County, Alabama.
8. Permit to Alabama Power Company as set forth in Deed Book 133, page 213, in the Probate Office of Shelby County, Alabama.
9. Right of way to Shelby County, as set forth in Deed Book 196, page 253, in the Probate Office of Shelby County, Alabama.
10. Corporation of Mt. Laurel Neighborhood Association as set forth in Instrument #2000-35578, in the Probate Office of Shelby County, Alabama.

(\$219,250.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its Vice-President,
Rob Tate who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of June, 2001.

Town Builders, Inc.

By: [Signature]
Its Vice-President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rob Tate whose name as vice-president of Town Builders, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 this the 29th day of June, 2001.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission expires: 9-9-03
07/20/2001-30000

09:06 AM CERTIFIED