

Send tax notice to:
Robert F. Unfried and
Billie C. Unfried
55 Burnham Street
Birmingham, AL 35242

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Four Thousand Five Hundred and no/100 Dollars (\$384,500.00), in hand paid to the undersigned, Town Builders, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Robert F. Unfried and wife, Billie C. Unfried, (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 7-34, Block 7, according to the Survey of Mt. Laurel-Phase 1A, as recorded in Map Book 27, Page 72 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. 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 Misc.

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42, page 55, in the Probate Office of Shelby County, Alabama.

3. Covenants, conditions and restrictions as set forth in the document recorded in Instrument #2000-35579, Instrument #2000-35580, Instrument #2000-36270, 2nd Amendment Instrument #2000-38860, 3rd Amendment Instrument #2000-38859, in the Probate Office of Shelby County, Alabama.
4. Covenant and Agreement for Water Service in Real Book 235, Page 611, Shelby County, Alabama.
5. Agreement in favor of Sewer Service as recorded in Instrument #1999-35429, in the Probate Office of Shelby County, Alabama.
6. Agreement in favor of Ratification and Confirmation as recorded in Instrument #2000-41410, in the Probate Office of Shelby County, Alabama.
7. Transmission Line Permit granted to Alabama Power Co. as recorded in Deed Book 133, page 213, as recorded in the Probate Office of Shelby County, Alabama.
8. Right of Way to Shelby County as recorded in Deed Book 196, page 253, Shelby County, Alabama.
9. Corp. of Mt. Laurel Neighborhood Association in Instrument #2000-35578, Shelby County, Alabama.

(\$487,600.00 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,
Robert Tate, who is authorized to execute this conveyance, has
hereunto set its signature and seal on this the 27th 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 Robert 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/she, 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 27th day of June, 2001.

[Signature]
Notary Public

[NOTARIAL SEAL]

My Commission expires: 9-9-03

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