

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Keystone Building Company, Inc.**  
**Post Office Box 69**  
**Pelham, AL 35124**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                 )**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Nine Hundred Thirty Thousand and No/100 Dollars (\$930,000.00) and other good and valuable consideration paid to the undersigned grantor, Mulkey Development & Investment Corp., an Alabama corporation ("Grantor"), by Keystone Building Company, Inc. ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

A parcel of land situated in the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Lot 1 in The Meadows Residential Sector One, as recorded in Map Book 9, at Page 142, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Easterly along the North line thereof for a distance of 470.00 feet; thence turn an interior angle to the right of 92 deg. 58 min. 12 sec. and run Northerly for a distance of 1007.75 feet; thence turn an interior angle to the right of 85 deg. 15 min. 31 sec. and run Westerly for a distance of 142.28 feet; thence turn an interior angle to the right of 193 deg. 39 min. 36 sec. and continue Westerly for a distance of 38.83 feet; thence turn an interior angle to the right of 180 deg. 22 min. 34 sec. and continue Westerly for distance of 47.07 feet to a point on the East line of Eagle Ridge Apartments; thence turn an interior angle to the right of 93 deg. 14 min. 10 sec. and run Southwesterly along said East line for a distance of 822.45 feet; thence turn an interior angle to the right of 129 deg. 33 min. 30 sec. and run Southeasterly for a distance of 60.00 feet to the point of commencement of a curve to the left, said curve having a central angle of 44 deg. 44 min. 00 sec. and a radius of 266.23 feet; thence turn an interior angle to the right of 247 deg. 38 min. 00 sec. to the chord of said curve and run Southwesterly along the arc of said curve for a distance of 207.86 feet; thence turn an interior angle to the right of 155 deg. 31 min. 41 sec. from the chord of said curve and run Southwesterly for a distance of 7.84 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with the Beneficial use in Grading Easement from Crossbridge Church of Christ to Mulkey Development & Investment Corp. dated 3/26/01 by Instrument #2001-16285.

**SUBJECT TO:** (1) Current taxes; (2) Drainage and Flowage Easement as set out in Real 67, at Page 940, in Probate Office; (3) Easement(s) to Alabama Power Company as shown by instrument recorded in Real 220, Pages 521 and 532, and Real 207, Page 380, in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, Page 553, in Probate Office; (5) Declaration of Protective Covenants as set out in Real 194, Page 54, in Probate Office; (6) Agreement concerning electric service to NCNB/Brook Highland set out in Real 306, Page 119, in the Probate Office; (7) Restrictive Agreement set out in the deed to Crossbridge Church of Christ, recorded in Instrument No. 2000-16172, in the Probate Office; (8) Non-Beneficial Terms and Conditions contained in the Grading Easement from Crossbridge Church of Christ to Mulkey Development & Investment Corp. dated 3-26-01 in Probate Office in Instrument #2001-16285.

11/20/2001-50184  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 15.00

Inst # 2001-50184

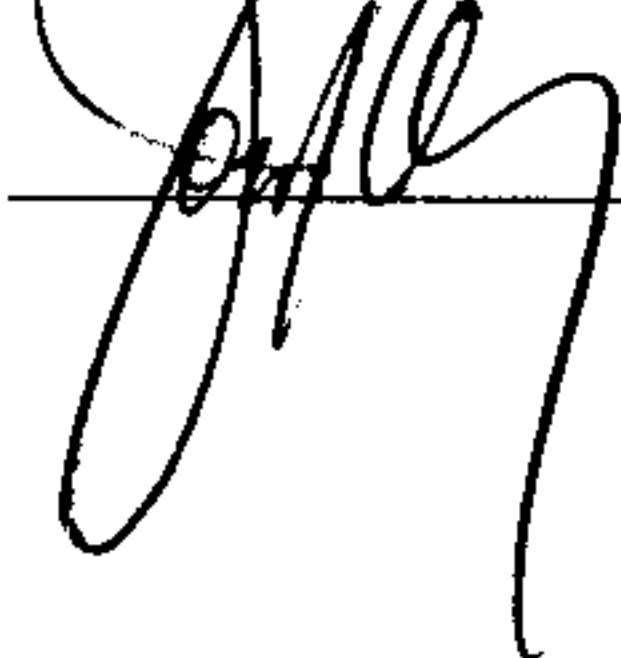
\$ 1, 860,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns, forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

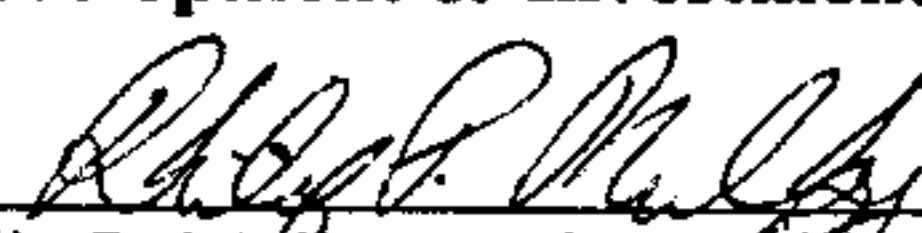
**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the \_\_\_\_ day of November, 2001.

WITNESS:



**Mulkey Development & Investment Corp.**

By:

  
Philip P. Mulkey, as its President

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip P. Mulkey, whose name as President of Mulkey Development & Investment Corp., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the 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 seal this 14<sup>th</sup> day of November, 2001.

  
Notary Public

My Commission Expires:

14 July 03

Inst # 2001-50184

11/20/2001-50184  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE 95.00  
DOE MEL PROBATE