

Send Tax Notice To:  
Jenifer K. Swern  
294 Linwood Road  
Sterrett, Alabama

This instrument was prepared by:  
James W. Fuhrmeister  
ALLISON, MAY, ALVIS, FUHRMEISTER,  
KIMBROUGH & SHARP, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

## WARRANTY DEED

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )            **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Two Hundred Fifty-Five Thousand and 00/100 (\$255,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Town Builders, Inc.**, (herein referred to as Grantors), does grant, bargain, sell and convey unto **Jenifer K. Swern, an unmarried woman** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 430, according to the Survey of Forest Parks – 4<sup>th</sup> Sector, 3<sup>rd</sup> Phase, as recorded in Map Book 24, Page 98, and Instrument #1998-38884, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$242,250.00 of the above consideration was paid from the proceeds of a first and second mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

Grantor does for itself and for it's successors and assigns covenant with said Grantee, her heirs and assigns, Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantors successors and assigns shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantee has hereunto set its hand and seal, this 14th day of February, 2002.

TOWN BUILDERS, INC.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF ALABAMA    )

COUNTY OF SHELBY    )

02/15/2002-08075  
03:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 62.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ELTON B. Swern, JR. whose name as PRESIDENT of Town Builders, Inc., an Alabama 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation.

Given under my hand and official seal, this 14th day of February, 2002.

Notary Public

My commission expires: 5/21/03

Inst # 2002-08075