

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, B E C, INC., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto LEWIS INTEGRITY HOMES, INC. (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 5-A, ACCORDING TO THE RESURVEY OF BEAR CREEK RIDGE, AS RECORDED IN MAP BOOK 25, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Advalorem taxes due October 1, 2002 and thereafter.

Restrictions and building setback lines as shown on recorded map.

Right of way granted to Alabama Power Company as recorded in Inst. 1999-22201.

Restrictions appearing of record in Real Volume 390, Page 675; Inst. #1997-8271 and Inst. #1999-21881.

Minerals and mining rights not owned by Grantor.

All of the consideration was paid from the proceeds of a mortgage loan.

There is reserved, granted and conveyed to and for the benefit of BEAR CREEK RIDGE, L.L.C., the Developer, its successors, and assigns an Easement and Right of Way over Southeast corner of said Lot 5-A, being 50 feet by 50 feet for the purposes of erection, construction and maintenance of entrance signs, and appurtenant landscaping, irrigation and lighting, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, its heirs, successors and assigns forever.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for BEAR CREEK RIDGE as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 1st day of MARCH, 2002.

\$25,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

B E C, INC., An Alabama Corporation

By:

DAVID P. BRUNO, ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that DAVID P. BRUNO whose name as President of B E C, 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 1st day of MARCH 2002.

Notary Public GENE W. GRAY, JR.
Commission Expires: 11/09/02

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

SEND TAX NOTICE TO:
LEWIS INTEGRITY HOMES, INC.

Inst # 2002-11887

03/12/2002-11887
12:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MSB 12.00