

Send tax notice to: Buck Creek Construction, Inc., P.O. Box 7
Helena, Alabama 35080

20020517000235110 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/17/2002 11:43:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

Record in Shelby County

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, The Bank (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **Buck Creek Construction, Inc., and it assigns** (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

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

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor, subject to the statutory right of redemption.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 9th day of May, 2002.

The Bank

BY:

ITS:

John F. Alexander
SVP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Alexander whose name as Senior Vice Pres. of the Bank, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he as such officer, with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and seal, this the 9th day of May, 2002

Wm. H. Alexander
NOTARY PUBLIC

My Commission Expires: 4/21/04

THIS INSTRUMENT PREPARED BY:
Sherrie L. Phillips
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

Lot 309, according to the Survey of Savannah Pointe Section IV, Phase 1, as recorded in Map Book 26, page 49, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1). Taxes and assessments;
- 2). All rights of redemption arising out of the foreclosure evidenced by that certain Auctioneer Deed recorded as Instrument Number: 2002-03421;
- 3). 20 foot building line, as shown by recorded map.
- 4). Restrictions as shown by recorded map.
- 5). Restrictions, conditions, limitations and easements, recorded in Instrument 1999-26677; Instrument 1999-28649; Instrument 1999-46478 and Instrument 2000-1702, in the Probate Office of Shelby County.
- 6). Mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 2000-15580, in the Probate Office of Shelby County.
- 7). Right of way granted to Alabama Power Company by instrument recorded in Volume 171, page 279, in the Probate Office of Shelby County, Alabama.
- 8). Rights reserved in and rights of others to the use of that certain easement recorded in Volume 170, page 169, in the Probate Office of Shelby County, Alabama.
- 9). Municipal assessments