

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Heatherbrooke Construction Company, Inc.
114 Shetland Trail
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty six thousand five hundred and no/100 (\$56,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Joseph Lamar Brooks and Heather B. Brooks, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heatherbrooke Construction Company, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This instrument was prepared without benefit of title.

Mineral and mining rights excepted.

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

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of May, 2002.

Witness

Witness

Joseph Lamar Brooks (Seal)
Joseph Lamar Brooks

Heather B. Brooks (Seal)
Heather B. Brooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Joseph Lamar Brooks and Heather B. Brooks, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of May, 2002.

Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 14, in the Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama as established by Declaration of Condominium as recorded in Inst. #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Inst. #1995-17530, in the Office of the Judge of Probate Shelby County, Alabama, together with an undivided 1/174 interest in the Common Elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20, in the Probate Office of Shelby County, Alabama.