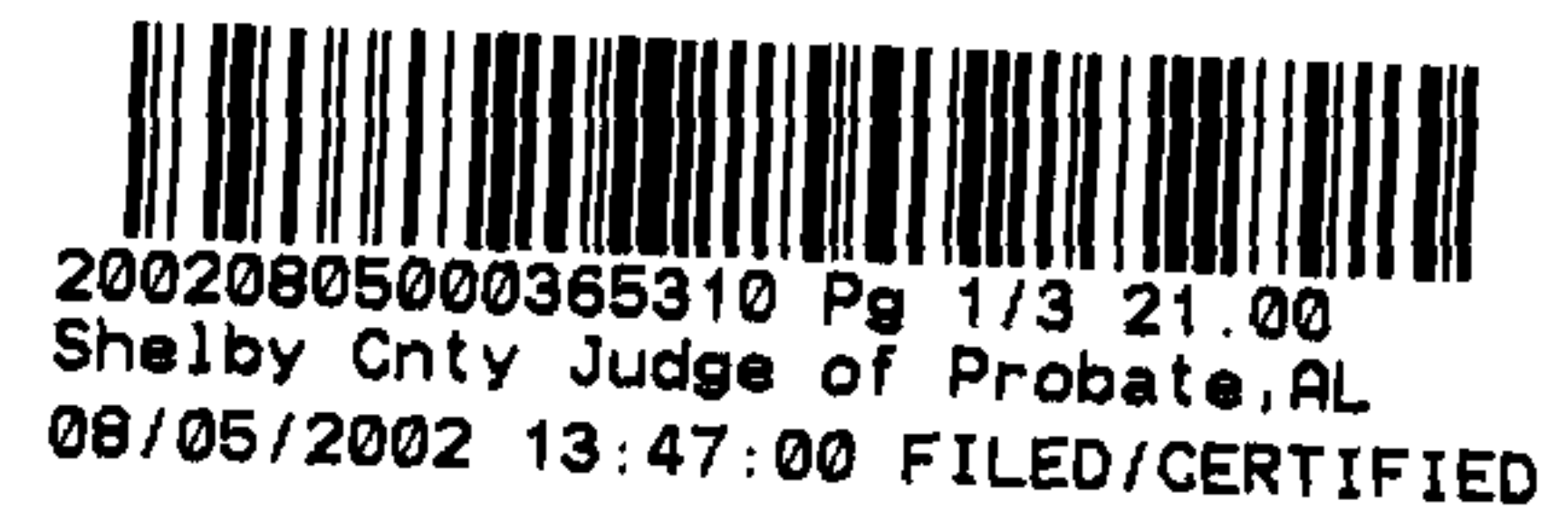


This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
466 Dorrough Road
Columbiana, Al 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, the undersigned **DON R. GRIFFIN and PATSY D. GRIFFIN**, Husband and Wife, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **DON R. GRIFFIN, PATSY D. GRIFFIN and BUILD AMERICA HOMES, LLC**. (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

Subject to Easements and Rights-of-way of record.


A mortgage in the amount of \$190,500.00 is being executed simultaneously herewith.


TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR(S) does for GRANTOR(S) and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that GRANTOR(S) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR(S) have a good right to sell and convey the same as

aforesaid; that GRANTOR(S) will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hands and seals, this 2nd day of August, 2002.



Don R. Griffin



Patsy D. Griffin

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Don R. Griffin** and **Patsy D. Griffin**, Husband and Wife,, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2002.




Notary Public

Exhibit "A"

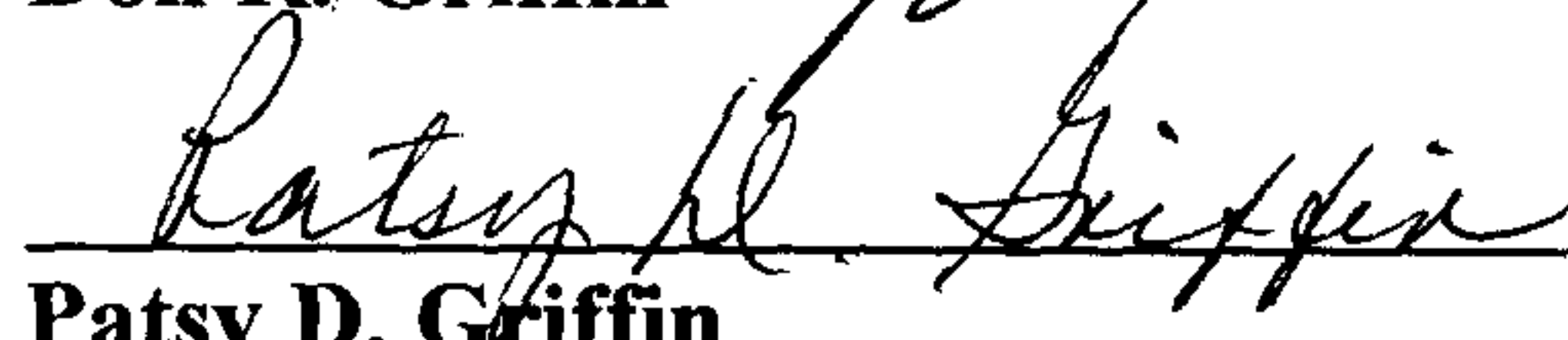
A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, AL, being more particularly described as follows:

Commence at the NE corner of the NW 1/4, Section 7, Township 20 South, Range 1 East, Shelby County, AL ; Thence run South for a distance of 632.39 feet to a point; Thence turn an angle left of 88 deg. 33 min. 34 sec. and run a distance of 327.03 feet to an Iron Pin Set, said point lying on the South right-of-way margin of Shelby County road no. 445 having a 50 foot right-of-way, and also being the POINT OF BEGINNING; Thence continue along last described course for a distance of 333.40 feet to an Iron Pin Found ; Thence turn an angle right of 91 deg. 35 min. 54 sec. and run a distance of 661.24 feet to an Iron Pin Found; Thence turn an angle right of 90 deg. 14 min. 30 sec. and run a distance of 249.80 feet to an Iron Pin Found, said point lying on the West right of way margin of said Shelby County road 445 having a 50 foot right-of-way ; Thence turn an angle right of 95 deg. 59 min. 35 sec. and run a distance of 82.18 feet to a point lying on said right-of-way; Thence turn an angle right of 204 deg. 11 min. 56 sec. and run a chord distance of 210.80 feet through a curve with a radius of 293.00 feet and a delta of 42 deg. 10 min. 01 sec. to a point on said right-of-way; Thence turn an angle right of 196 deg. 26 min. 58 sec. and run a distance of 120.51 feet to a point on said right-of-way. Thence turn an angle right of 173 deg. 41 min. 39 sec. and run a chord distance of 112.65 feet through a curve with a radius of 310.00 feet and a delta of 20 deg. 56 min. 14 sec. to a point on said right-of-way; Thence turn an angle right of 166 deg. 56 min. 42 sec. and run a distance of 80.84 feet to a point on said right-of-way; Thence turn an angle right of 123 deg. 57 min. 35 sec. and run a chord distance of 157.46 feet through a curve with a radius of 97.00 feet and a delta of 108 deg. 30 min. 53 sec. to a point on said right-of way; Thence turn an angle right of 129 deg. 29 min. 13 sec. and run a distance of 90.16 feet to a an Iron Pin Set, said point lying on said right-of-way; Thence turn an angle right of 107 deg. 37 min. 40 sec. and run a distance of 100.41 feet to an Iron Pin Set; Thence turn an angle right of 269 deg. 48 min. 23 sec. and run a distance of 55.71 feet to an Iron Pin Set; Thence turn an angle right of 270 deg. 00 sec. 00 min. and run a distance of 82 81 feet to an Iron Pin Set, said point lying on said right-of-way; Thence turn an angle right of 72 deg. 33 min. 57 sec. and run a distance of 9.65 feet to the POINT OF BEGINNING.

SIGNED FOR IDENTIFICATION:



Don R. Griffin



Patsy D. Griffin