

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:

Lee Gordon
4530-A Southlake Parkway
Birmingham, AL 35244

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Three Hundred Ninety-six Thousand Four Hundred and no/100, (\$396,400.00) DOLLARS, in hand paid to the undersigned, Land South Contractors, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Lee Gordon, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See Exhibit "A" which is attached hereto and made a part hereof as if set out fully herein.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2002.
2. Notice of permitted land uses recorded in Book 160, page 492, in the Probate Office of Shelby County, Alabama.
3. Declaration of Protective Covenants of Southlake, recorded in Book 153, page 395, in the Probate Office of Shelby County, Alabama.
4. Easements for Alabama Power Company recorded in Real 142, page 184 and Real 149, page 12, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.

\$358,000.00 of the purchase price recited above was paid by a purchase money mortgage executed simultaneously with delivery of this deed.


TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And said Land South Contractors, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Land South Contractors, Inc., a corporation, by its President, J. Dennis Gallups, who is authorized to execute this conveyance, has hereto set its signature and seal, this 1st day of August, 2002.

ATTEST:

Land South Contractors, Inc.


By: 
Its: J. Dennis Gallups
President

THE STATE OF ALABAMA)

:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Dennis Gallups, whose name as President of Land South Contractors, Inc. , a 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 the 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 this 1st day of August, 2002.



NOTARY PUBLIC
My commission expires: My Commission Expires May 21, 2004

EXHIBIT "A"

Begin at the most Westerly corner of Lot 3-A, according to the Survey of The Village on Valleydale at Southlake, as recorded in Map Book 11, page 84, in the Probate Office of Shelby County, Alabama; thence run North $25^{\circ}48'19''$ East along the Northwesternly lot line of said Lot 3-A, a distance of 148.00 feet; thence run North $50^{\circ}21'47''$ East along the Northwesternly lot line of said Lot 3-A, a distance of 48.00 feet; thence run North $29^{\circ}55'06''$ West a distance of 63.43 feet to a point situated on a curve to the right having a central angle of $20^{\circ}40'35''$ a radius of 782.31 feet, a chord bearing of South $70^{\circ}25'11''$ West; thence run along the arc a distance of 282.31 feet to the end of said curve; thence run South $80^{\circ}45'29''$ West a distance of 75.16 feet; thence run South $9^{\circ}13'07''$ East a distance of 52.40 feet to a point on the Northerly right of way line of Southlake Boulevard; thence run South $84^{\circ}58'41''$ East along said Northerly right of way line of said Southlake Boulevard a distance of 57.72 feet to the point of beginning of a curve to the right having a central angle of $20^{\circ}45'06''$ a radius of 585.00 feet a chord bearing of South $74^{\circ}36'11''$ East; thence run along the arc a distance of 211.88 feet to the point of beginning; being situated in Shelby County, Alabama.