

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ 52,000.00 to the undersigned Grantor(s), David H. Cooper and wife Nina H. Cooper, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Authentic Building Company (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Complete Metes and Bounds Legal Description Attached Hereto as "Exhibit A."

Address of the Property: 5215 Highway 17
Helena, Alabama 35080

Subject property is not currently the homestead of Grantors, nor will it become the homestead property of Grantee named herein.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 2nd day of October, 20 02.

By: [Signature]
Grantor David H. Cooper

[Signature]
Grantor Nina H. Cooper

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David H. Cooper and wife Nina H. Cooper, 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 20 02.

[Signature]
Notary Public
Commission Expires: 11/13/2004

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Authentic Building Company
6300 Highway 17
Helena, AL 35080

EXHIBIT A

Parcel I

Commence at the NE Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West; thence run S 0° 00' 00" E, a distance of 448.93'; thence N 88° 39' 58" W, a distance of 737.73' to the POINT OF BEGINNING; thence continue N 88° 39' 58" W, a distance of 369.95'; thence N 05° 37' 33" E, a distance of 15.04'; thence S 88° 39' 57" E, a distance of 209.89'; thence N 05° 28' 12" E, a distance of 104.71'; thence S 88° 39' 57" E, a distance of 160.15'; thence S 05° 32' 33" W, a distance of 119.65' to the POINT OF BEGINNING.

Parcel II

Commence at the NE Corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, thence run S 0° 00' 00" E, a distance of 448.93'; thence N 88° 39' 58" W, a distance of 1107.68; thence N 5° 37' 33" E a distance of 15.04' to the POINT OF BEGINNING; thence N 05° 37' 33" E, a distance of 20.25'; thence N 05° 30' 03" E, a distance of 84.36'; thence S 88° 39' 57" E, a distance of 209.79'; thence S 05° 28' 12" W, a distance of 104.60; thence N 88° 39' 57" W, a distance of 209.89' to the POINT OF BEGINNING.