

✓ THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Donald J. Roy
145 Sunset Lake Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
 GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Four Thousand Nine Hundred and 00/100 (\$184,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Danny Curran d/b/a Curran Homes** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Donald J. Roy, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 48, according to the Map and Survey of the Final Plat of Sunset Lake, Phase I, as recorded in Map Book 29 page 68 in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

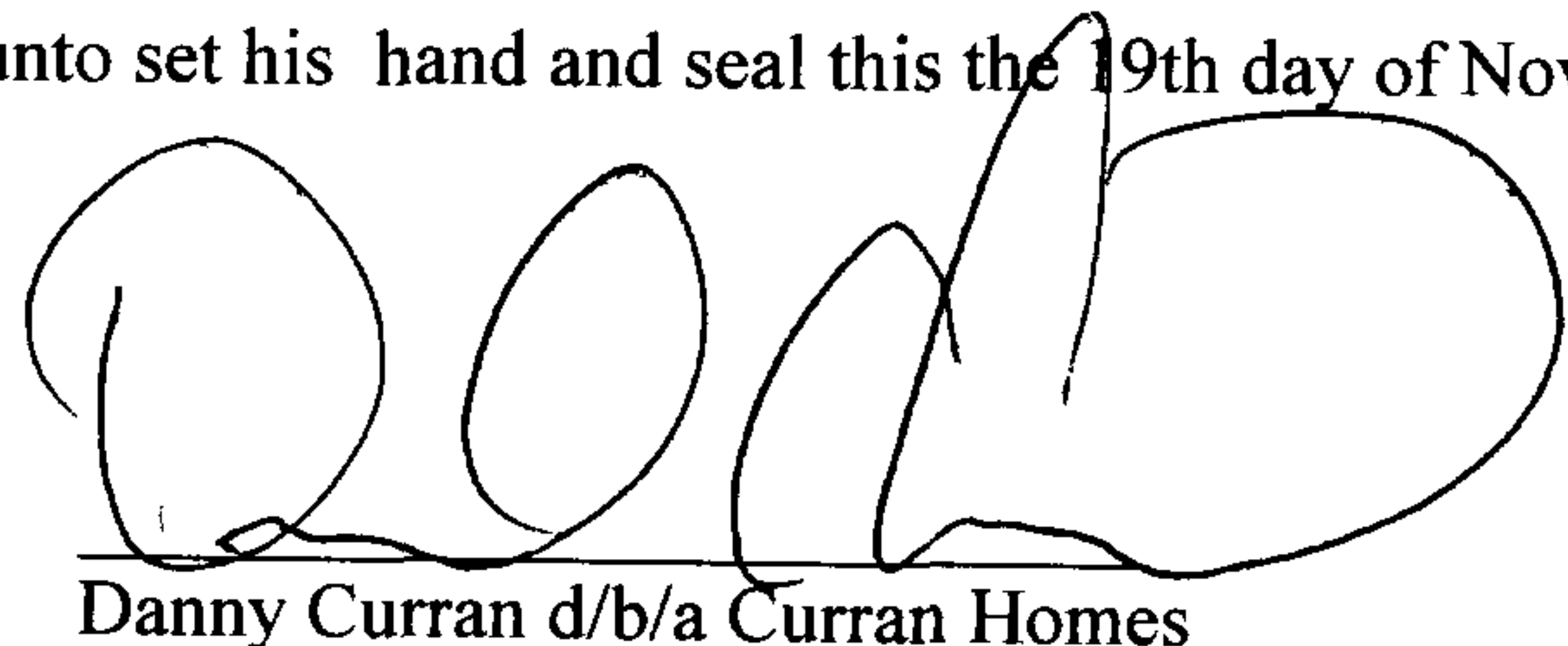
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$188,598.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19th day of November, 2002.

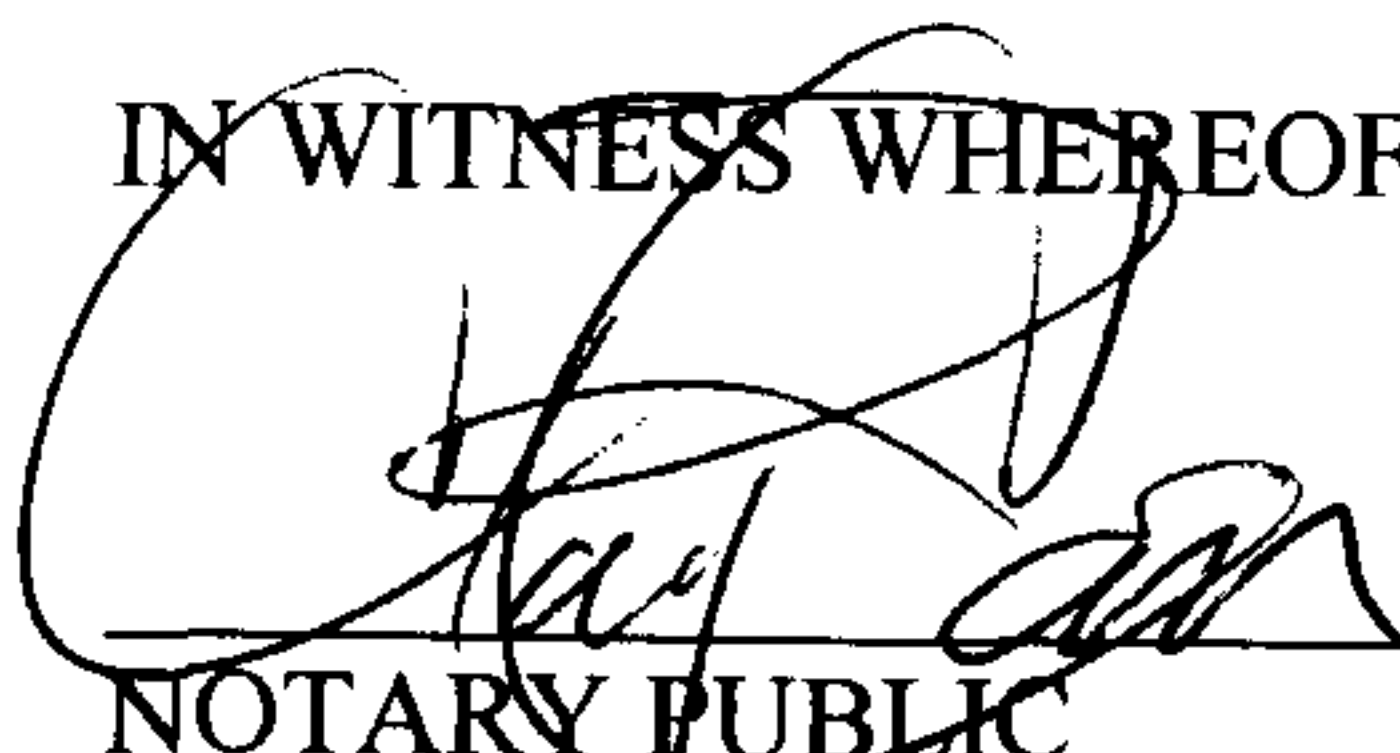


Danny Curran d/b/a Curran Homes

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Danny Curran d/b/a Curran Homes whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of November, 2002.



NOTARY PUBLIC
My Commission Expires: 12/28/02