

This instrument prepared by:
Jack H. Harrison, Attorney
212 Woodbridge Lane
Hoover, Alabama 35242

Send Tax Notice to:
JDS Homes, Inc.
8450 County Road 73
Montevallo, Alabama 35115

WARRANTY DEED

(STATE OF ALABAMA)

(COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that, in consideration of Forty-Eight Thousand Dollars (\$48,000.00) paid to the undersigned Grantor, M. Newport Homes, Inc., an Alabama corporation, by the Grantee, JDS Homes, Inc., the receipt of which is hereby acknowledged, the said M. Newport Homes, Inc. does by these presents, grant, bargain, sell and convey unto the said JDS Homes, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

¹⁰⁶
Lots 105, ~~105~~ and 107 according to the Survey of Daventry, Sector II as recorded in Map Book 26, Page 4 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record, if any.

The above recited consideration was paid from Mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said JDS Homes, Inc., its successors and assigns forever. And said M. Newport Homes, Inc., does for itself, its successors and assigns, covenant with said JDS Homes, Inc., its successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said JDS Homes, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, M. Newport Homes, Inc., by its President, Matt Newport, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of November, 2002.

M. Newport Homes, Inc.

By: [Signature] (PRES)
Matt Newport, Its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matt Newport whose name as President of M. Newport Homes, Inc., an Alabama 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 the 14th day of November, 2002.

[Signature]
NOTARY PUBLIC

My Commission Expires: _____

KATHY STONE
Notary Public, Alabama State At Large
My Commission Expires January 4, 2005