

This instrument prepared by:
Roy L. Martin
329 Business Circle, Suite A
Pelham, Alabama 35124

Send tax notice to:
Sweeney Homebuilders, Inc.
3311 County Road #2
Montevallo, Al. 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Dollars and no/100-----(\$24,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roy Martin Construction, Inc.
herein referred to as grantor, (whether one or more), grant bargain, sell and convey unto
Sweeney Homebuilders, Inc.
herein referred to as grantee (whether one or more), the following described real estate situated in
Shelby County, Alabama, to wit:

Lots 67 and 69, according to the Survey of Park Forest Sector 7 Phase 1, as recorded in Map Book 19
Page 33, in the Office of the Judge of Probate, Shelby County, Alabama, being situated in Shelby County,
Alabama.

Subject to easements and restrictions of record.

Mining and mineral rights excepted.

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 GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and
administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS
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 Grantors will and Grantors' 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 GRANTORS have hereunto set their hands and seals this the
22nd day of NOV. 2002

Roy Martin Construction, Inc.

Roy L. Martin
Roy L. Martin, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roy L. Martin whose name
as the President of Roy Martin Construction, 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.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of November 2002

Brenda H. Clayton
Notary Public
My commission expires: 4-27-05