

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Pkwy., Ste. 250  
Birmingham, AL 35244

SEND TAX NOTICES TO:  
Paul Curcio  
1407 Gables Drive  
Birmingham, AL 35244

### WARRANTY DEED

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Seven Thousand and no/100 Dollars (\$87,000.00) and other valuable consideration to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, NEW SOUTH DEVELOPERS, INC., (herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto PAUL CURCIO, (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

The property described on Exhibit A attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, rights of way, covenants of record; taxes for 2003 and subsequent years not yet due and payable.

\$82,650.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does itself and for its successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of December, 2002.

NEW SOUTH DEVELOPERS, INC

BY: [Signature] (Seal)  
(GRANTOR) RUDY JAMES  
ITS PRESIDENT

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON        )

I, the Undersigned, a Notary Public in and for said County in said State, hereby certify that Rudy James, whose name as President of New South Developers, Inc., 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 executed the same voluntarily as an act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 6<sup>th</sup> day of December, 2002.

[Signature]  
NOTARY PUBLIC Anne R. Strickland  
My Commission Expires: 5/11/05

EXHIBIT "A"

Unit 1407, Building 14, in The Gables, a Condominium, a condominium located in Shelby County, Alabama as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, and Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942, Real Volume 165, Page 578 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended by Real Volume 189, Page 222, Real Volume 222, Page 691, Real Volume 238, Page 241, Real Volume 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real Volume 284, Page 181, together with an undivided interest in the Common Elements, as set forth in the aforesaid Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Page 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.