

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ 76,000.00 to the undersigned Grantor(s), Harold R. Walker and Frances J. Walker, Husband and Wife, 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 Co., LLC (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A - Legal Description

Address of Property: 2002 Highway 58
Helena, AL 35080

Property is not to become the homestead of Grantee named herein.

Subject to taxes for the year 2003 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- 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. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, 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 Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 7 day of February, 20 03.

By:

Harold R. Walker
Grantor

Frances J. Walker
Grantor

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold R. Walker and Frances J. Walker, Husband and Wife, 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 7 day of February, 20 03.

Valerie A. England
Notary Public
Commission Expires: 02/25/04

This Instrument Prepared By:

Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Authentic Building Company, LLC
6300 Highway 17
Helena, AL 35080

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Easterly along the North line of said 1/4-1/4 a distance of 247.58 feet to a point; thence turn an angle of 93 degrees 58 minutes to the right and run Southwest a distance of 219.80 feet to a point; thence turn an angle of 53 degrees 57 minutes to the left and run Easterly a distance of 370.40 feet to the point of beginning of the property being described; thence continue along last described course a distance of 150.0 feet to an iron pin on the South right of way line of Shelby County Highway No. 58; thence turn an angle of 94 degrees 05 minutes to the right and run Southerly a distance of 223.70 feet to an iron pin; thence turn an angle of 85 degrees 55 minutes to the right and run Westerly a distance of 150.0 feet to an iron pin; thence turn an angle of 94 degrees 05 minutes to the right and run Northerly a distance of 223.70 feet to an iron pin and the point of beginning. Situated in Shelby County, Alabama.