

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

That, in consideration of \$ 107,950.00 to the undersigned Grantor, Authentic Building Company, LLC, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Janice C. Reed (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11-A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.

Address of Property: 9490 Brook Forest Circle  
Helena, AL 35080

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 forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 28 day of February, 20 03.

By: \_\_\_\_\_

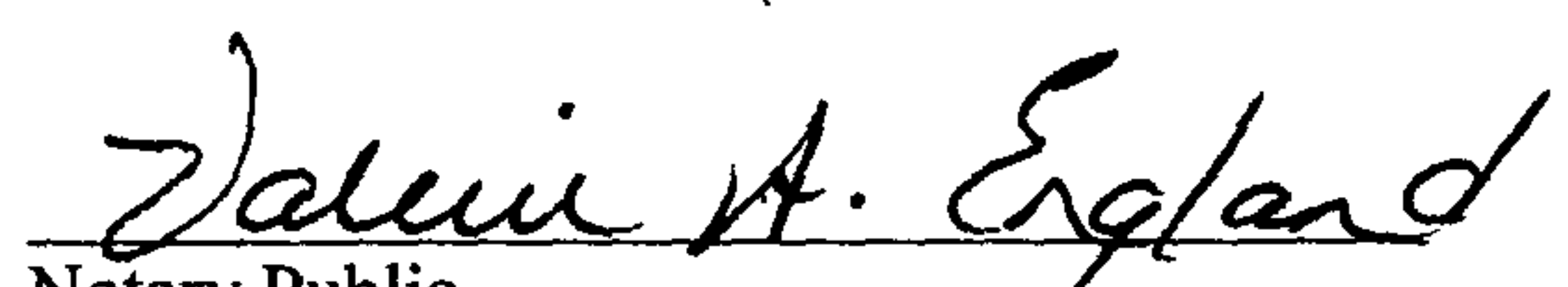
Grantor

  
Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brett Winford, President of Authentic Building Company, LLC, 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 as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 20 03.

  
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:**

Janice C. Reed  
9498 Brook Forest Circle  
Helena, AL 35080