

8714

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

AMERICAN LAND DEVELOPMENT CORP.  
260 COMMERCE PARKWAY  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE MILLION EIGHT HUNDRED TWENTY FOUR THOUSAND DOLLARS and 00/100 (\$1,824,000.00) to the undersigned grantor, FOREST LAKES, LLC an Alabama Limited Liability company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto AMERICAN LAND DEVELOPMENT CORPORATION, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 504 - 511 AND LOTS 513 - 580, ALL INCLUSIVE, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES, 10<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 31, PAGES 25 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

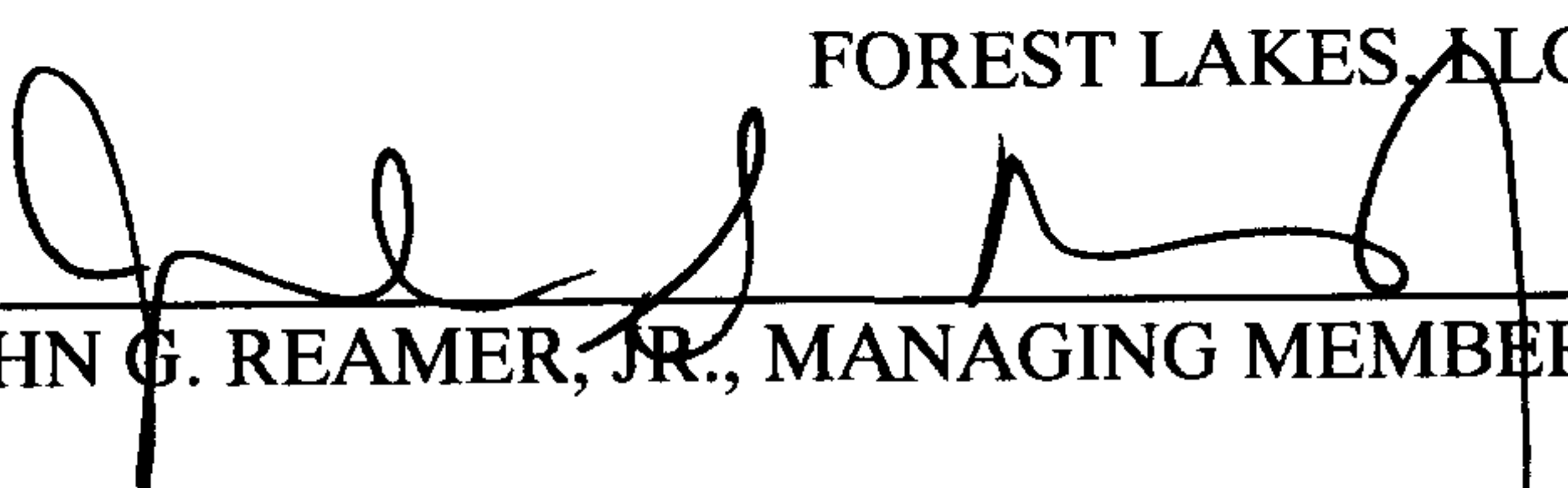
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 139, APGE 127 AND DEED BOOK 236, PAGE 829.
3. DECLARATION OF RESTRICTIVE COVENANTS, IF ANY, TO BE RECORDED IN CONNECTION WITH DEVELOPMENT OF THE SUBJECT PROPERTY, (PROVIDED COVENANTS OR RESTRICTIONS, IF ANY, REGARDING RACE, RELIGION, SEX, HANDICAP, OR NATIONAL ORIGIN ARE HEREBY OMITTED).
4. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 228 AT PAGE 339.
5. RESTRICTIONS IN FAVOR OF SHELBY COUNTY, ALABAMA AS RECORDED IN INSTRUMENT #1997-25449.
6. EASEMENT(S) TO EXCHANGE SECURITY BANK RECORDED IN BOOK 287 AT PAGE 888.
7. LOT 504 - 20 FOOT EASEMENT ON WEST LOT LINE; 8 FOOT UTILITY EASEMENT ON NORTH AND EAST LOT LINES, 10 FOOT EASEMENT ON SOUTH LOT LINE.
8. LOT(S) 505 - 510 - 20 FOOT EASEMENT ON WEST LOT LINE; 8 FOOT UTILITY EASEMENT ON EAST LOT LINE.

9. LOT 511 - 20 FOOT EASEMENT ON WEST LOT LINE; 8 FOOT UTILITY EASEMENT ON EAST LOT LINE; 10 FOOT EASEMENT ON SOUTH LOT LINE.
10. LOT 513 - 7.5 FEET UTILITY EASEMENT ON NORTH LOT LINE, 10 FOOT EASEMENT ON NW & SW LOT LINE.
11. LOT(S) 514 AND 515; 8 FOOT UTILITY EASEMENT ON NORTH LOT LINE; 10 FOOT EASEMENT ON SOUTH LOT LINE.
12. LOT 516: 8 FOOT UTILITY EASEMENT ON WEST LOT LINE; VARIABLE EASEMENT THRU REAR OF SUBJECT PROPERTY.
13. LOT 517 - 8 FOOT UTILITY EASEMENT ON WEST LOT LINE; 7.5 FOOT EASEMENT ON NORTH LOT LINE; 36" RCP IN MIDDLE OF PROPERTY; VARIABLE EASEMENT THRU REAR.
14. LOT 518 - 8 FOOT UTILITY ON WEST LOT LINE; 7.5 FOOT

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, FOREST LAKES, LLC, by its MANAGING MEMBER, JOHN G. REAMER, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20<sup>TH</sup> day of March, 2003.

By:  FOREST LAKES, LLC  
JOHN G. REAMER, JR., MANAGING MEMBER


STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN G. REAMER, JR., whose name as MANAGING MEMBER of FOREST LAKES, LLC, an Alabama Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 20<sup>TH</sup> day of March, 2003.

  
Notary Public

My commission expires: 3/26/05