

This instrument was prepared by:

SouthFirst Mortgage, Inc.
2159 Rock Ridge Road, Suite 101
Birmingham, Alabama 35216

Send Tax Notice to: Old South Builders, Inc.
100 Southview Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY-NINE THOUSAND & 00/100 (\$59,000.00)** DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we **J. STEPHEN FLOWERS AND REBECCA DUNN FLOWERS** (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto **OLD SOUTH BUILDERS, INC.**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 309, according to the Survey of Riverchase Country Club, Tenth Addition, Residential Subdivision, as recorded in Map Book 8, Page 47, in the Probate Office of Shelby County, Alabama.



The above lot is conveyed subject to all easements, restrictions, covenants and rights of way of record.

The entire purchase price was paid by proceeds of mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executor and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals this
1st day of April, 2003


J. Stephen Flowers

Rebecca Dunn Flowers

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that **J. STEPHEN FLOWERS AND REBECCA DUNN FLOWERS** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day same bears date.

Given under my hand and official seal, this the **1st day of April, 2003**.


Notary Public
Commission Expiration: **2/13/2006**