

Send Tax Notice To:
Town Builders, Inc.
32 Abbott Square
Birmingham, Alabama

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Two Hundred Eighty-Seven Thousand and 00/100 (\$287,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RES Holdings, LLC, a limited liability company**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Town Builders, Inc., a corporation**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7-28, Block 7, according to the Survey of Mt Laurel – Phase IA, as recorded in Map Book 27, page 72B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2003 and subsequent years not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under subject property.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2000-35579, amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270; 2nd Amendment as recorded in Inst. No. 2000-38860; and 3rd Amendment as recorded in Inst. No. 2001-03681 in the Probate Office.
4. Restrictions, limitations and conditions as set out in Map Book 27, page 71 A & B in the Probate Office.
5. Covenant and Agreement for water service dated April 24th 1989 and recorded in Real Book 235 page 611 in the Probate Office.
6. Sewer Service Agreement dated June 22nd 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Inst. No. 1999-35429.
7. Declaration of Charter, Easements, Covenants and Restrictions of Mt Laurel, A Traditional Neighborhood Development as recorded in Inst. No. 2000-35580 in Probate Office.
8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. No. 20020916000444470 in the Probate Office.
9. All other existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.


Grantor affirms and warrants that this conveyance is executed as required by the Articles of Organization and the Operating Agreement of the Grantor and that the Articles of Organization and Operating Agreement have not been modified or amended.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals, this 23rd day of May, 2003.

RES HOLDINGS, LLC, a limited liability company

By: 
GREG HAAG
Its: Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg Haag whose name as Member of RES Holdings, LLC, a 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 executed the same voluntarily and with full authority on the date the same bears date as the act of said limited liability company.

Given under my hand and official seal, this 23rd day of May, 2003.

Notary Public
My commission expires: 5/21/07

EXHIBIT "A"

Lot 7-28, Block 7, according to the Survey of Mt. Laurel-Phase 1A, as recorded in Map Book 27, Page 72B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.