

SENT TAX NOTICES TO:  
Gardner Builders, Inc.  
193 Brook Trace Drive  
Hoover, Alabama 35244" . I . 1

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

### SPECIAL WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$143,500.00) and other good and valuable consideration to the undersigned grantor, CAMDEN COVE, L.L.C., an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GARDNER BUILDERS, INC., (herein referred to as GRANTEE, whether one or more), in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 86, 87, 92, 93, 94, 95 and 99, according to the Final Plat of Camden Cove, Sector 8, as recorded in Map Book 31, page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and covenants of record; taxes for 2003 and subsequent years not yet due and payable.

\$143,500.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good rights to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said GRANTEE, its successors and assigns forever, against the lawful claims of all persons claiming by or under the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, DONNIE TUCKER, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June, 2003.


CAMDEN COVE, L.L.C.

BY:   
DONNIE TUCKER  
ITS MANAGING MEMBER

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, ANNE R. STRICKLAND, a Notary Public in and for said County in said State, hereby certify that DONNIE TUCKER, whose name as Managing Member of Camden Cove, L.L.C., 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, as such officer and with full authority, executed the same voluntarily for and the act of said limited liability company.

Given under my hand and official seal, this the 4<sup>th</sup> day of June, 2003.

  
Notary Public Anne R. Strickland  
My commission expires: 5/11/05