

10/19/03
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20031204000785550 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
12/04/2003 09:05:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

MAGNUM BUILDERS , LLC

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$23,500.00) to the undersigned grantor, BEACON DEVELOPMENT COMPANY, LLP 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 MAGNUM BUILDERS, LLC (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 424, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR IV, PHASE II, AS RECORDED IN MAP BOOK 27, PAGE 23 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
1. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM SAVANNAH CIRCLE AS SHOWN BY PLAT.
1. EASEMENT AS SHOWN BY RECORDED PLAT INCLUDING 7.5 FEET ON THE NORTHEASTERLY SIDE AND 20 FEET ON THE NORTH
1. RESTRICTIONS LMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 27, PAGE 123.
1. RIGHT OF OTHERS TO THE USE OF ACCESS EASEMENT AS SET OUT IN DEED BOOK 170, PAGE 169.
1. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170, PAGE 169 TO KEEP A GATE AS TO ACCESS ROAD.

\$140,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, BEACON DEVELOPMENT COMPANY, LLP, by its PARTNER, ALAN HOWARD, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of December, 2003.

BEACON DEVELOPMENT COMPANY, LLP

By:

ALAN HOWARD, PARTNER

10/9/01

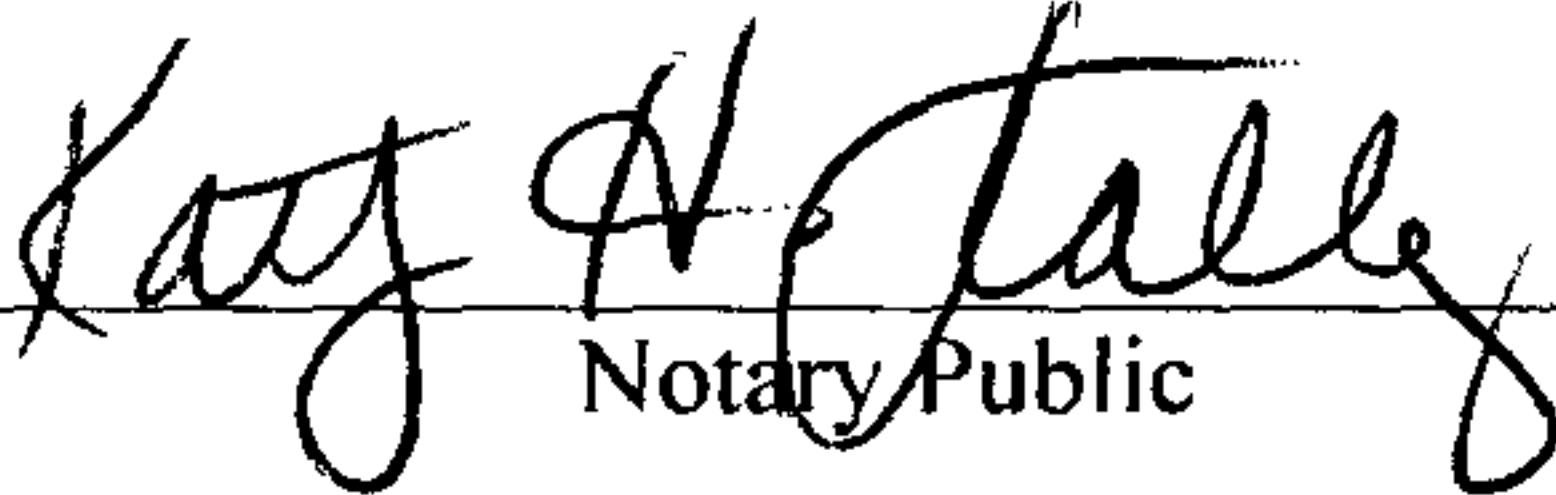
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN HOWARD, whose name as PARTNER of BEACON DEVELOPMENT COMPANY, LLP, 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 1st day of December, 2003.



Notary Public