

(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

BRENTON J. WESTWOOD
120 HAYESBURY LANE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND DOLLARS and 00/100 (\$118,000.00) to the undersigned grantor, BUILD-ALL CONSTRUCTION, INC. a corporation, 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 BRENTON J. WESTWOOD, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 60, ACCORDING TO THE SURVEY OF FINAL PLAT OF HAYESBURY PHASE 2, AS RECORDED IN MAP BOOK 30, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE CURRENT YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 15 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 2001-27838, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. ARTICLES OF INCORPORATION OF HAYESBURY TOWNHOME ASSOCIATION, RECORDED IN INSTRUMENT 2001-27839, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 101, PAGE 550 AND VOLUME 245, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN REAL 275, PAGE 590, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO CITY OF PELHAM RECORDED IN REAL 111, PAGE 687, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 2002-18706, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$94,400.00 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, BUILD-ALL CONSTRUCTION, INC., by its PRESIDENT, BILLY GOSSETT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31ST day of December, 2003.

BUILD-ALL CONSTRUCTION, INC.

By: 
BILLY GOSSETT, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as PRESIDENT of BUILD-ALL CONSTRUCTION, INC., a corporation, 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 corporation.

Given under my hand this the 31ST day of December, 2003.



Notary Public

My commission expires: 9.29.06