200401270000043730 Pg 1/1 41.50 Shelby Cnty Judge of Probate, AL 01/27/2004 10:42:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, P.C. 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244

GRANTEE'S ADDR 61774 Craig E. Bates 113 King Richards Way Calera, Alabama 35040

STATE OF ALABAMA) CORPORATION
GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-One Thousand Eight Hundred and 00/100 (\$151,800.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brantley Homes, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Craig E. Bates, a single man,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 36, according to the resurvey of Lots 36, 37, 38 and 40 of Final Plat Nottingham Phase 1, as recorded in Map Book 29, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$121,440.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President/Secretary, Rhonda Brantley who is authorized to execute this conveyance, hereto set her signature and seal this the 26th day of January, 2004.

Brantley Homes, Inc.

By: Rhonda Brantley, Vice President/Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda Brantley, whose name as Vice President/Secretary of Brantley Homes, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNES WHEREOF, I have hereunto set my hand and seal this the 26th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

COURTNEY H. MASON, JR. COMMISSION EXPIRES MARCH 5, 2007