

CORPORATION FORM WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

That, in consideration of \$114,500.00 to the undersigned Grantor,
R. Wilkins Construction, Inc., in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Nicole L. Ballinger** (herein referred to as "Grantee") the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 57, ACCORDING TO THE SURVEY OF CALLOWAY COVE, PLAT NO. 1, AS
RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBYCOUNTY,
ALABAMA.**

Address of the Property: 1160 Yeager Parkway
Pelham, Alabama 35124

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 114,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal this the 27th day of February, 2004.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins
Roger Wilkins, President
Grantor

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Roger Wilkins, President of R. Wilkins Construction, Inc.**, whose name 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 on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2004.

[Signature]
Notary Public

Commission Expires: **NOTARY PUBLIC**
MY COMMISSION EXPIRES: NOV 13, 2004
BONDED TENU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Nicole L. Ballinger
1160 Yeager Parkway
Pelham, AL 35124