## Attorney makes no certification as to legal description or title.

Send Tax Notice To: Town Builders, Inc. 5 Mt Laurel Ave. Birmingham, AL 35242



This instrument was prepared by:
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ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, EBSCO DEVELOPMENT COMPANY, INC. a corporation (herein referred to as Grantor) does grant, bargain, sell and convey unto TOWN BUILDERS, INC., a corporation, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land located in the S.E. ¼ of the N.E. ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, and being a part of Mt Laurel - Phase II subdivision as recorded in Map Book 30, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama being more particularly described as follows:

Commence at the Easternmost corner of lot 11-24, Block 11, according to the survey of Mt Laurel – Phase II as recorded in Map Book 30, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northernmost corner of lot 11-25, Block 11 of said survey, and run in a Southwesterly direction along the common lot line of said lots 11-24 and 11-25 for a distance of 90.16 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 1.00 feet to a point; thence turn an angle to the right of 72°21'28" and run in a Northwesterly direction for a distance of 38.56 feet to the Southwestern corner of said lot 11-24, said lot corner being on a curve to the right, having a radius of 69.00 feet and a central angle of 32°43'36"; thence turn an angle to the right of 162°13'56" (angle measured to tangent) and run along said curve and along the southern boundary of said Lot 11-24 for a distance of 39.41

feet to the POINT OF BEGINNING.

Said parcel containing 91 square feet, more or less.

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

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, torever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

NESS WHEREOF, the said Grantor has hereto set its signature this the EBSCO DEVELOPMENT COMPANY. INC. a corporation

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John O. Freeman, Sr. whose name as Vice President of EBSCO DEVELOPMENT COMPANY, 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, with full authority, executed the same voluntarily on the day the same bears date as the act of said corporation.

Given under my hand and official seal, this the 13 day of april 2004.

Notary Public

My Commission Expires: Sept. 21, 2006