


THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
 Post Office Box 310
 Moody, Alabama 35004

Send Tax Notice To:
Southern Gent Contractors, Inc.
 5127 Lake Crest Circle
 Birmingham, AL 35226

CORPORATION FORM WARRANTY DEED


 20040421000205680 Pg 1/2 15.00
 Shelby Cnty Judge of Probate, AL
 04/21/2004 11:11:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY NINE THOUSAND FOUR HUNDRED TWENTY SEVEN AND 92/100 (\$129,427.92) DOLLARS to the undersigned Grantor, SHELBY DEVELOPMENT, INC., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto SOUTHERN GENT CONTRACTORS, INC. (GRANTEE), whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

PARCEL I

Lots 27, 28, 29 and 30, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37, in the Probate Office of Shelby County, Alabama.

PARCEL II

The common area as shown on the Map of Final Plat, Wynfield Parc, Phase Two, as recorded in Map Book 29 Page 128 in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:**
- 1. Restrictions as shown on recorded map(s).**
 - 2. Notes as shown on recorded map(s).**
 - 3. Easements and building line as shown on recorded map.**
 - 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 160 Page 383, Deed Book 161 Page 143 and Deed Book 179 page 384 in said Probate Office.**
 - 5. Restrictions appearing of record in Instrument #2003-51124 in said Probate Office.**
 - 6. Rights of others who may have an interest in the common area.**

The above consideration was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her, or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, 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, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Shelby B. Bissette President, who is authorized to execute this conveyance, hereto set its signature and seal this the 9th day of April, 2004.

SHELBY DEVELOPMENT, INC.

BY:

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Shelby B. Bissette as President of Shelby Development, 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.

Given under my hand and official seal this 9th day of April, 2004.

William J. Head
Notary Public

My Commission Expires:

11-25-07