DJ
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20040518000261470 Pg 1/2 44.00
Shelby Cnty Judge of Probate,AL
05/18/2004 09:12:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
Five Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MARK REID WARREN
2421 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED THIRTY FIVE and 00/100 ($148,435.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION, 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 MARK REID WARREN, (herein referred to as GRANTEE, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 238, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 32, PAGE 26 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.

2. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 32 AT PAGE 26 A&B.

3. BUILDING SETBACK LINE OF 15 FEET, AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, WHICH SETBACK HAS NOT BEEN VIOLATED.

4. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 16 AT PAGE 323; AND BOOK 236 AT PAGE 829.

5. EASEMENT(S) TO SHELBY COUNTY RECORDED IN INSTRUMENT #1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.

6. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #2004102000000390.

7. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 3 AT PAGE 262 AND DEED BOOK 331 AT PAGE 262.

8. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #20031006000671368.

$118,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE her/his heirs and assigns, forever.

IN WITNESS WHEREOF, the said BRIAN K. THOMAS AS SECRETARY OF AMERICAN HOMES AND LAND CORPORATION, has hereunto subscribed her name on this the 10th day of May, 2004.

AMERICAN HOMES AND LAND CORPORATION

BRIAN K. THOMAS, SECRETARY

STATE OF ALABAMA)
COUNTY OF SHELBY)

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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRIAN K. THOMAS, whose name as SECRETARY of AMERICAN HOMES AND LAND CORPORATION, an Alabama 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 10th day of May, 2004.

Notary Public

My commission expires: 9.29.06