


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

GRANTEE'S ADDRESS:
Stylemark Homebuilders, Inc.
PO BOX 382694
Birmingham, AL 35238

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20040702000365090 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/02/2004 08:53:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixty Thousand and no/100ths (\$60,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kenneth E. Garner, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stylemark Homebuilders, Inc.**, (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 1718, according to the Survey of Eagle Point 17th Sector, as recorded in Map Book 30, Page 82, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

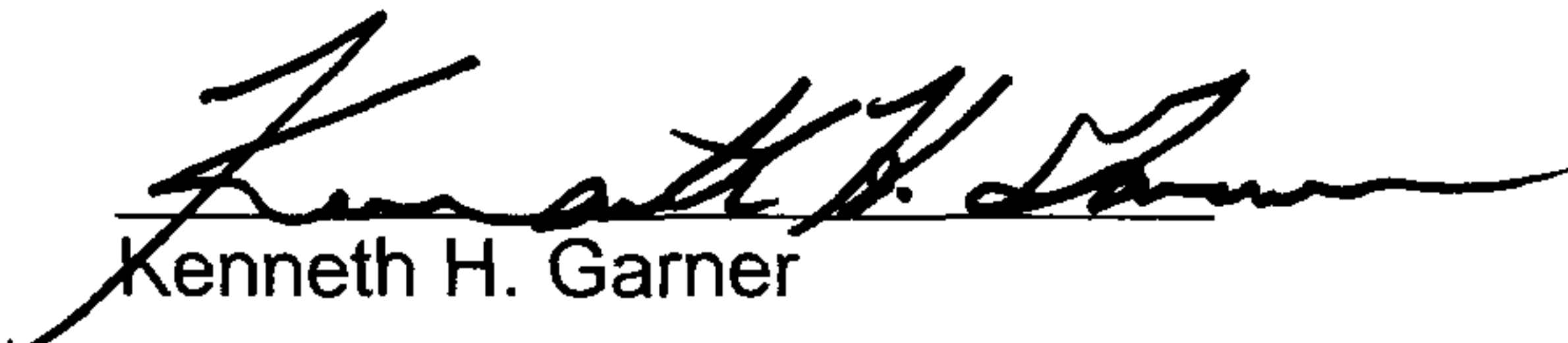
**THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF
ALABAMA.**

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, said GRANTOR has hereunto set his hand and seal this the 8th day of June, 2004


Kenneth H. Garner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kenneth H. Garner, a married man 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 2-20-07

PEGGY L. MANN
COMMISSION EXPIRES FEB. 20, 2007

**\$60,000.00 of the consideration herein was derived from
a mortgage closed simultaneously herewith.**

Colonial Bank