

Initial Indebtedness of Mortgage \$240,000.00
Purchase price of deed \$75,000.00


20040709000379640 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/09/2004 10:53:00 FILED/CERTIFIED

Send Tax Notice To:
Jimmie E. Parker Custom Homes, LLC
207 Birch Creek Drive
Birmingham, AL 35242

Prepared by:
Walter Cornelius, Esq.
1101 Dunnavant Valley Road
Birmingham, AL 35242

\$47,000.00

STATE OF ALABAMA)

CORPORATION WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of other good and valuable consideration and the sum of Forty-Seven Thousand and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Birch Creek Development Company, Inc., an Alabama Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Jimmie Parker Custom Homes, LLC (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 28 according to the survey of Birch Creek Subdivision as recorded in Map Book 27, page 143, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to: 1) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record; 2) minerals and mining rights; 3) current year ad valorem taxes which the grantee herein assumes and promises and agrees to pay when due.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Walter Cornelius, its President, on this the 4th day of May, 2004.

Birch Creek Development Company, Inc.

Walter Cornelius
Walter Cornelius, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Walter Cornelius, as President of Birch Creek Development Company, Inc., who is known to me and is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he as duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on this the 6th day of May, 2004.

Robyn A. Bean
Notary Public

My Commission Expires:

2/17/08