

This instrument prepared by:
Denman Builders, Inc.
2162 Highway 31 South
Pelham, Alabama 35124

Send tax notice to:
Harmony Homes, Inc.
1926 Highway 31 South #152
Birmingham, Alabama 35244

WARRANTY DEED


STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Fifty Thousand Five Hundred Dollars and no/100-----(\$50,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, Denman Builders, Inc., an Alabama Corporation, (herein referred to as grantor), does grant, bargain, sell and convey unto Harmony Homes, Inc., an Alabama Corporation, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

**Stoneykirk at Ballantrae, Phase I, Lot 413
as recorded in Map Book 32, Page 11
in the Office of the Judge of Probate, Shelby County, Alabama**


20040803000429810 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/03/2004 10:56:00 FILED/CERTIFIED

Subject to:


1. Declaration of Protective Covenants for Stoneykirk at Ballantrae, Phase I, as recorded in the Probate Office of Shelby County, Alabama, Instrument No. 20031001000660210.
2. General and special taxes or assessments for 2004 and subsequent years not yet due and payable.
3. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, and mineral and mining rights of record.

TO HAVE AND TO HOLD, the tract of 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 GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 herein 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 Grantors 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 GRANTORS have hereunto set their hands and seals this 22nd day of July 2004.

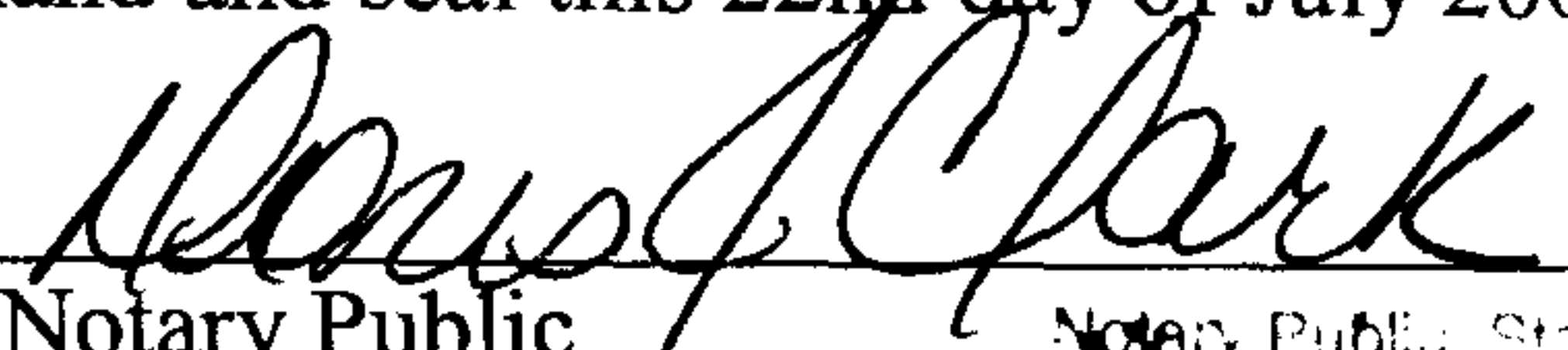
Denman Builders, Inc.

By: 
Rodney Denman, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said county and State, hereby certify that Rodney Denman, 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 22nd day of July 2004.


Notary Public
My Commission Expires:
Notary Public, State of Alabama
My Commission Expires 7-7-06

\$50,500.00 of the consideration herein
was derived from a mortgage closed
simultaneously herewith.

20040803000429810 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
08/03/2004 10:56:00 FILED/CERTIFIED