

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. Lee D. Townsend
326 Lime Creek Circle
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED TWENTY SEVEN AND NO/100-----DOLLARS (\$173,527.00)**, to the undersigned grantor, **H & T HOMEBUILDERS, INC.**, a corporation, in hand paid by **LEE D. TOWNSEND**, the receipt of which is hereby acknowledged, the said **H & T HOMEBUILDERS, INC.** does by these presents, grant, bargain, sell and convey unto the said **LEE D. TOWNSEND** the following real estate, situated in Shelby County, Alabama, described as follows:

Lot 47, according to the Map and Survey of Lime Creek at Chelsea Preserve, Subdivision I, as recorded in Map Book 32, Page 25, in the Probate Office of Shelby County, Alabama.

\$138,800.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

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

IN WITNESS WHEREOF, the said **H & T HOMEBUILDERS, INC.**, by its President, James W. Hamm, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of October, 2004.

H & T HOMEBUILDERS, INC.

BY: James W. Hamm
James W. Hamm, Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Hamm, whose as President of H & T HOMEBUILDERS, 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 the 5th day of October, 2004.

Vande Felt
Notary Public

My Commission Expires: 1/2/07