20050308000105770 1/2 $54.00
Shelby Cnty Judge of Probate,AL
03/08/2005 10:44:36AM FILED/CERT

This instrument was prepared by

A. VINCENT BROWN, JR.
510 North 18th Street
Bessemer, AL 35020

File #

SEND TAX NOTICE TO:

Smith Construction & Development LLC
~~Lot 427 Forest Parks~~ 5714 Grove Circle
~~Shelby County AL~~ Sylvan Springs AL. 35118

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Thousand and 00/100 ($40000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Town Builders, Inc., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Smith Construction & Development LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 427, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 3RD PHASE, AS RECORDED IN MAP BOOK 24, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2 Restrictions as shown by recorded map.
3 Restrictions or covenants recorded in Volume 236, Page 829, in the probate office of Shelby County, Alabama.
4 Easement for Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
5 Right of way granted to Alabama Power Company by instrument recorded in Volume 139, page 127, volume 133, page 210, Volume 126, Page 192, Volume 126, Page 323 and Volume 124, Page 519.
6 Mineral and mining rights and rights incident thereto recorded in volume 53, page 262.
7 No further subdivision of lots as restricted by recorded map.
8 Rights outstanding under those certain easement agreements conveyed to Shelby County by Instrument recorded in Instrument No. 1993-3962.
9 Easement as shown by recorded map.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said

Shelby County, AL 03/08/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$40.00

premises, that they are free from all encumbrances, 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 GRANTEE, his her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR **Town Builders, Inc.**, by its , whc is authorized to execute this conveyance, hereto set its signature and seal this the **1st**, day of **March**, **2005**.

Town Builders, Inc.

Dale Pender (SEAL)
authorized Agent

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that whose name as of **Town Builders, 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 on the day the same bears date.

Given under my hand and official seal this **1st** day of **March**, **05** .

Notary Public
My commission expires: 11-29-2007

NOTARY PUBLIC
A. VINCENT BROWN, JR.
ALABAMA STATE AT LARGE