20050418000182210 1/1 $12.00
Shelby Cnty Judge of Probate, AL
04/18/2005 03:44:01PM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Heatherbrooke Construction Company, Inc.
114 Shetland Trail
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Thirty four thousand nine hundred and no/100 ($34,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Envirobuild, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heatherbrooke Construction Company, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 27, according to the Map and Survey of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

***Alabaster Water Board requires lots within Saddle Lake Farms 2nd Addition with less than 40 PSI of pressure shall be permanently equipped with a pressure pump to provide said pressure at the water tap. The pressure pump is to be supplied by homebuilder and maintained by the homeowner. Alabaster Water Board shall not be responsible for any cost of providing or maintaining any pressure pump.**

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

$200,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of April, 2005.

Envirobuild, Inc.
By: Gerd Anderson
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerd Anderson** whose name as President of Envirobuild, Inc., 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 this conveyance, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 8th day of April, 2005.

****FULL AMOUNT OF WARRANTY DEED PAID FROM PROCEEDS OF MORTGAGE DEED FILED SIMULTANEOUSLY.****

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009