

WARRANTY DEED

20050502000207740 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
05/02/2005 10:20:53AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty Six Thousand and No/100 (\$126,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **Town Builders, Inc.**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jones & Jones Construction, L.L.C.**, referred to as Grantee(s), its successors and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOTS 437, 443 AND 444, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR 3RD PHASE, AS RECORDED IN MAP BOOK 24, AT PAGE 98 AND INSTRUMENT NO. 1998-38884, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

\$126,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants, right of ways and ad valorem taxes as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), its successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 8th day of April, 2005.

TOWN BUILDERS, INC.

BY: *Della M. Pender*
DELLA M. PENDER, VICE PRESIDENT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Della M. Pender, Vice President of Town Builders, Inc. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she in her capacity of Vice President and with full authority executed the same voluntarily on the day the same bears date.

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

My Commission Exp:

Christopher P. Moseley
Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
Jones & Jones Construction, LLC
3333 Sunny Meadows Court
Birmingham, AL 35242

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/06