\*\*\*\*\*\*\*\*\*MORTGAGE COVERS PURCHASE PRICE, DOCUMENTS BEING RECORDED SIMULTANEOUSLY. \*\*\*\*\*\*

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223

Send Tax Notice To: T & T Quality Homes, Inc.

> 20051209000638730 1/2 \$15.00 Shelby Cnty Judge of Probate, AL

12/09/2005 01:29:07PM FILED/CERT

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety Thousand and 00/100 (\$90,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Timothy M. Cox, a single man and Dawn Kugler, a single woman (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, T & T QUALITY HOMES, INC., (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1-A, according to A Resurvey of Lot 1, Tara Subdivision, Sector Two and Resurvey of Lots 9 and 10 and acreage, Tara Subdivision, Sector One, as recorded in Map Book 25, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 hereinabove 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 GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of November, 2005.

Timothy M.Cox

Dawn Kugler

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy M. Cox, a single man, 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, he, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 6-5-2007



20051209000638730 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/09/2005 01:29:07PM FILED/CERT

COUNTY OF MANA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dawn Kugler, a single woman, 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, she, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7/10/2009

