20060109000013900 1/1 $22.50
Shelby Cnty Judge of Probate,AL
01/09/2006 03:05:58PM FILED/CERT

WARRANTY DEED

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

Send tax notice to:
HomeSouth Builders, LLC
2544 Willowbrook Circle
Birmingham, Alabama 35242

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eleven thousand five hundred and no/100 ($11,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Mark B. Fowler, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HomeSouth Builders, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 26-A, according to the Survey of Scotts Resurvey of Block 267, Lots 24 thru 27, Dunstans Map of Calera, as recorded in Map Book 29, Page 75, Shelby County, Alabama Records.

This property does not constitute the homestead of the grantor nor his spouse, as defined in Section 6-10-3 Code of Alabama, (1975).

Subject to mineral and mining rights if not owned by Grantor.

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

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 9 day of January, 2006.

Karen Darrell

Katie Cannady

Mark B Fowler
Mark B. Fowler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark B. Fowler, a married man, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9 day of January, 2006.

Christy Higgins
Notary Public
My Commission Expires:_____

Shelby County, AL 01/09/2006
State of Alabama

Deed Tax:$11.50