This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Haven Professional Home Builders, Inc.
445 County Road 724
Calera, Alabama 35040

20060717000344470 1/3 $137.00
Shelby Cnty Judge of Probate,AL
07/17/2006 04:03:03PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twenty Thousand and no/00 Dollars ($120,000.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **STEPHEN D. COWART, a married man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **HAVEN PROFESSIONAL HOME BUILDERS, INC., (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
2. Permit to Alabama Power Company recorded in Deed Book 167, Page 137.
3. Restrictions as recorded in Deed Book 165, Page 516 and as shown in Map Book 3, Page 126.
4. Building set back lines as shown on recorded maps of said subdivisions.
5. Part sold to State of Alabama in Inst. No. 1993-4501.
6. Property shall be restricted to use only for single-family residential purposes with no more than one (1) dwelling per lot as approved by the City of Calera.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

Stephen D. Cowart and Steve Cowart are one and the same person.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of July, 2006.

Stephen D. Cowart

Stephen D. Cowart

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen D. Cowart, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of July, 2006.

Notary Public

My Commission Expires: 10-6-08

20060717000344470 2/3 $137.00
Shelby Cnty Judge of Probate,AL
07/17/2006 04:03:03PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
Beginning at the Southeast corner of Lot 5, of Farris Estates as recorded in Map Book 4, Page 13, Office of the Judge of Probate of Shelby County, Alabama and run thence South 88 degrees 21 minutes 09 seconds West along the South line of said Lot 5 and part of Lot 4, a distance of 151.71 feet to a set rebar corner at the P.C. of a curve to the right having a central angle of 68 degrees 01 minutes 52 seconds and a radius of 120.00 feet; thence run along the arc of said curve an arc distance of 142.48 feet to a set rebar corner that is the P.T. of said curve; thence run North 23 degrees 25 minutes 08 seconds West a distance of 11.39 feet to a set rebar corner; thence run North 70 degrees 08 minutes 11 seconds East a distance of 107.82 feet to a set rebar corner; thence run North 70 degrees 03 minutes 00 seconds East a distance of 163.55 feet to a set rebar corner; thence run South 04 degrees 45 minutes 00 seconds East a distance of 171.38 feet to the point of beginning.
ALSO BEING the S ½ of Lot 3 and all of Lot 4 and Lot 5, according to the Map of Farris Estates as recorded in Map Book 4, Page 13, in the Probate Office of Shelby County, Alabama.

PARCEL 2:
Beginning at the Southwest corner of Lot 29 of Farris Estates Subdivision and run thence North 88 degrees 33 minutes 00 seconds East along the real lot line of Lots 29 and 28 a distance of 144.15 feet to a corner; thence run North 07 degrees 39 minutes 41 seconds East a distance of 16.00 feet to a corner; thence North 88 degrees 33 minutes 00 seconds East a distance of 16.00 feet to a corner; thence North 7 degrees 39 minutes 41 seconds East a distance of 131.48 feet to a corner on the South margin of Deborah Drive in a curve to the right having a central angle of 62 degrees 16 minutes 03 seconds and a radius of 170.00 feet; thence run along the arc of said curve an arc distance of 184.75 feet to the P.T. of said curve; thence run North 23 degrees 25 minutes 08 seconds West along the West line of said Deborah Drive a distance of 167.58 feet to a corner; thence run North 49 degrees 54 minutes 28 seconds West a distance of 33.63 feet to a corner on the Southerly margin of Alabama Highway 25; thence run South 66 degrees 57 minutes 41 seconds West a distance of 145.12 feet to a corner; thence run South 16 degrees 21 minutes 14 seconds West a distance of 32.35 feet to a corner on the East margin of 19th Street; thence run South 23 degrees 28 minutes 13 seconds East along said East margin of said 19th Street a distance of 452.32 feet to the P.C. of a curve to the right having a central angle of 26 degrees 18 minutes 05 seconds and a radius of 188.21 feet; thence run along the arc of said curve an arc distance of 84.10 feet to a corner; thence run North 02 degrees 39 minutes 41 seconds East a distance of 131.48 feet to the point of beginning.

ALSO BEING Part of Lot 28, and all of Lots 29, 30 and 31, according to the Map of Farris Estates as recorded in Map Book 4, Page 13, Probate Office of Shelby County, Alabama;
AND BEING Lots 11, 12, 13 and 14, according to the Map of Capps Subdivision, as recorded in Map Book 3, Page 155, in Probate Office of Shelby County, Alabama.

PARCEL 3:
Lots 1 and 2, of the "Farris Subdivision", as recorded in Map Book 3, on Page 126, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:
Beginning at a found rebar corner that is the Southeast corner of Lot 2 of said Farris Subdivision and run thence North 04 degrees 12 minutes 16 seconds West along the East line of Lots 2 and 1 and crossing 20th Street and 20th Avenue a distance of 180.34 feet to a rebar corner; thence run South 89 degrees 30 minutes 53 seconds West along the North line of Lot 1 a distance of 150.72 feet to a rebar corner; thence run South 04 degrees 12 minutes 16 seconds East along the west line of Lot 1 and 2 a distance of 180.34 feet to a rebar corner; thence run North 89 degrees 30 minutes 53 seconds East along the South line of said Lot 2, a distance of 150.72 feet to the point of beginning.

20060717000344470 3/3 $137.00
Shelby Cnty Judge of Probate,AL
07/17/2006 04:03:03PM FILED/CERT

PARCEL 4:
Lots 4 and 5 of the "Farris Subdivision No. #3" as recorded in Map Book 4, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:
Beginning at a steel rebar corner that is the Northwest corner of Lot 4 of said Farris Subdivision No. 3 and run thence North 89 degrees 03 minutes 28 seconds East along the North line of said Lot 4 a distance of 177.34 feet to a rebar corner; thence run South 04 degrees 12 minutes 16 seconds East along the East line of Lots 4 and 5 a distance of 210.00 feet to a rebar corner; thence run South 89 degrees 03 minutes 28 seconds West along the South line of said Lot 5 a distance of 177.34 feet to a rebar corner; thence run North 04 degrees 12 minutes 16 seconds West along the West line of Lots 4 and 5 a distance of 210.00 feet to the point of beginning.

According to the survey of S.M. Allen, dated April 20, 2006.

Shelby County, AL 07/17/2006
State of Alabama

Deed Tax:$120.00