20070117000025270 1/1 $223.00
Shelby Cnty Judge of Probate,AL
01/17/2007 01:22:27PM FILED/CERT

PLEASE RETURN TO:
David P. Condon, PC
300 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

This instrument was prepared by:
David P. Condon, P.C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Eddie W. McLain
209 Hawthorn Street
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Four Hundred Sixty-Two Thousand and 00/100 Dollars ($462,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

Town Builders, Inc.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Eddie W. McLain

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 15-05, according to the Survey of Mt. Laurel Phase III, as recorded in Map Book 34, page 137, in the Probate Office of Shelby County, Alabama.

$250,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2007 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 21st day of December, 2006.

TOWN BUILDERS, INC.

BY: Della Pender (Seal)
Della Pender
ITS: Vice President

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Della Pender as Vice President of Town Builders, Inc. 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 and with full authority as such Vice President, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2006.

Shelby County, AL 01/17/2007
State of Alabama

Deed Tax:$212.00

Notary Public: David P. Condon
My Commission Expires: 2-12-10

DAVID P. CONDON
NOTARY PUBLIC
ALABAMA STATE AT LARGE