


304-07

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Corey B. Moore
1042 Eagle Mountain Lane
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20071207000555670 1/2 \$300.00
Shelby Cnty Judge of Probate, AL
12/07/2007 02:08:08PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED EIGHTY-SIX THOUSAND AND NO/100 DOLLARS (\$586,000.00)** to the undersigned Grantor, Stylemark Homebuilders, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Corey B. Moore (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1809, according to the Survey of Eagle Point 18th Sector, as recorded in Map Book 35, page 94 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Easement(s) as shown by recorded map.
2. Restrictions as shown by recorded map.
3. No further subdivision of lots as restricted by recorded map.
4. NOTE: Map Book 35, page 94 shows the following reservation: Sink Hole Prone Areas - The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
5. Easements and Right of Way recorded in Deed Book 290, page 848 in the Probate office of Shelby County, Alabama.
6. Restrictions appearing of record in Deed Book 206, page 448, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Release of Damages, Mineral and mining rights and rights incident thereto recorded in Volume 331, page 262 and Instrument 1994-20416, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by Instrument recorded in Volume 111, page 408 and Volume 149, page 380 in the Probate office of Shelby County, Alabama.
9. Declaration of Easements recorded in Instrument 1993-24183, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 12/07/2007
State of Alabama

Deed Tax: \$286.00

10. Easements and rights of way for roads and utilities as set out by Condemnation Case #19-287 and filed for record in Lis Pendens Book 42, page 263 (refiled in Instrument 1993/03429) and Lis Pendens Book 42, page 303 (refiled in Instrument 1992-03427) and amended in Lis Pendens Book 42, page 287 (refiled in Instrument 1992-03428) and as set out in Instrument 1993-08450, in the Probate Office of Shelby County, Alabama.
11. Restrictive Covenants with grant of land easement recorded in Instrument 20050729000382330 in the Probate office of Shelby County, Alabama.
12. Covenants, restrictions and easements appearing of record in Instrument 20060512000226070, in the Probate Office of Shelby County, Alabama.


\$300,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, the said Grantor by its President, Joe N. Roberts, who is authorized to execute this conveyance, hereto set its signature and seal this the 31st day of October, 2007.

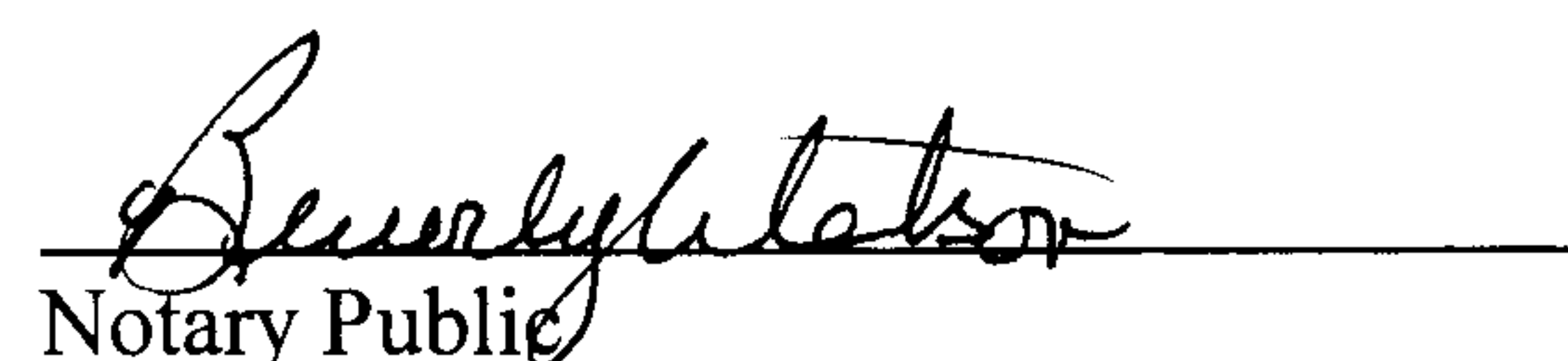
STYLEMARK HOMEBUILDERS, INC.


BY: Joe N. Roberts, President

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe N. Roberts as President of Stylemark Homebuilders, Inc., a corporation 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31st day of October, 2007.


Notary Public

My Commission Expires: 11/15/09