

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$229,900.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOMES, INC., an Alabama Corporation** (GRANTOR) does grant, bargain, sell and convey unto **THOMAS E. EDWARDS and spouse, KIMBERLY J. EDWARDS** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 71, ACCORDING TO THE SURVEY OF LACEY'S GROVE PHASE I, AS RECORDED IN MAP BOOK 35, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- Taxes for the year 2008 and subsequent years.
- Easements, building lines and restrictions as shown on recorded map.
- Restrictions appearing of record in Inst No. 2005-53290.
- Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-38550 and Inst. No. 2005-39382.
- Right of way granted to BellSouth Telecommunications as recorded Inst. No.2006-2950.
- Minerals and mining rights not owned by GRANTOR

TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTOR makes no warranty or covenant respecting the nature of or quality of title to the property hereby conveyed other than the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 8TH day of May, 2008.

ARTHUR HOWARD HOMES, INC.,
an Alabama Corporation

By: _____

ARTHUR W. HOWARD
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that, **ARTHUR W. HOWARD** whose name as PRESIDENT of **ARTHUR HOWARD HOMES, INC., an Alabama 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 said conveyance, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this 8TH day of May, 2008.

GENE W. GRAY, JR.

Commission Expires: 11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205-879-3400

SEND TAX NOTICE TO:
THOMAS E. EDWARDS
456 HEATHER SAGE ROAD
MAYLENE, AL 35114
23-3-08-0-002-071