

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James H. Busby

336 Highland View Dr.
Bham - AC 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

\$10,000.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **J. Busby Signature Homes, Inc., an Alabama corporation**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **James H. Busby**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 30-01, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 30th Sector, recorded as Instrument No. 20050531000260070 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

Ad valorem taxes for 2008 and subsequent years due and payable as of October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

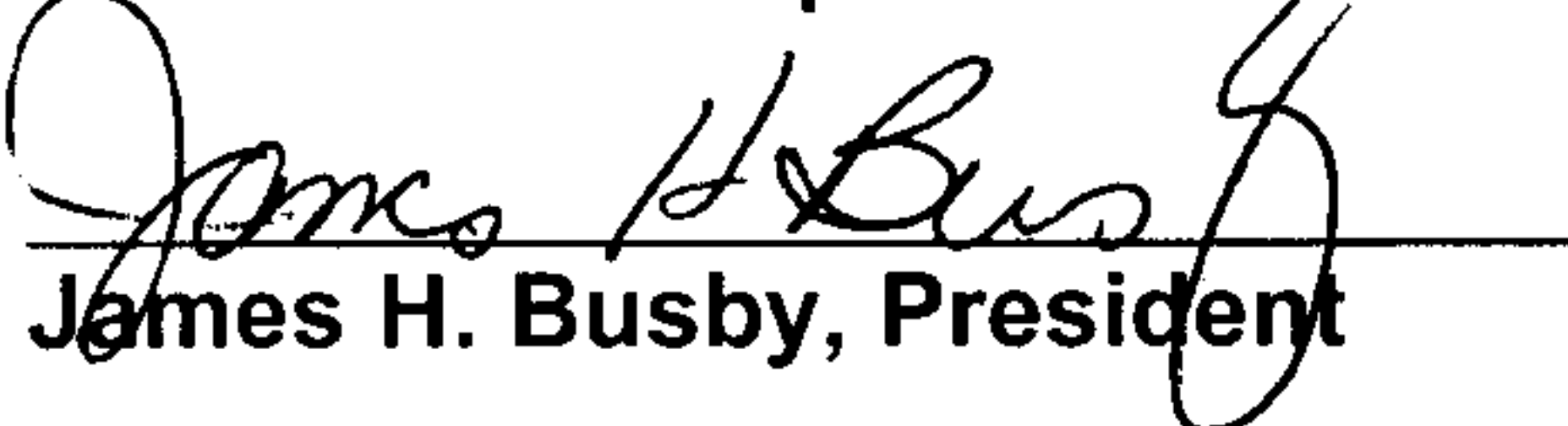
That certain mortgage made by J. Busby Signature Homes, Inc., an Alabama corporation, to Superior Bank in the amount of \$704,800.00 dated June 23, 2006 and recorded as Instrument No. 20060713000337140 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and/or assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances; except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and/or assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **23rd** day of **September, 2008**.

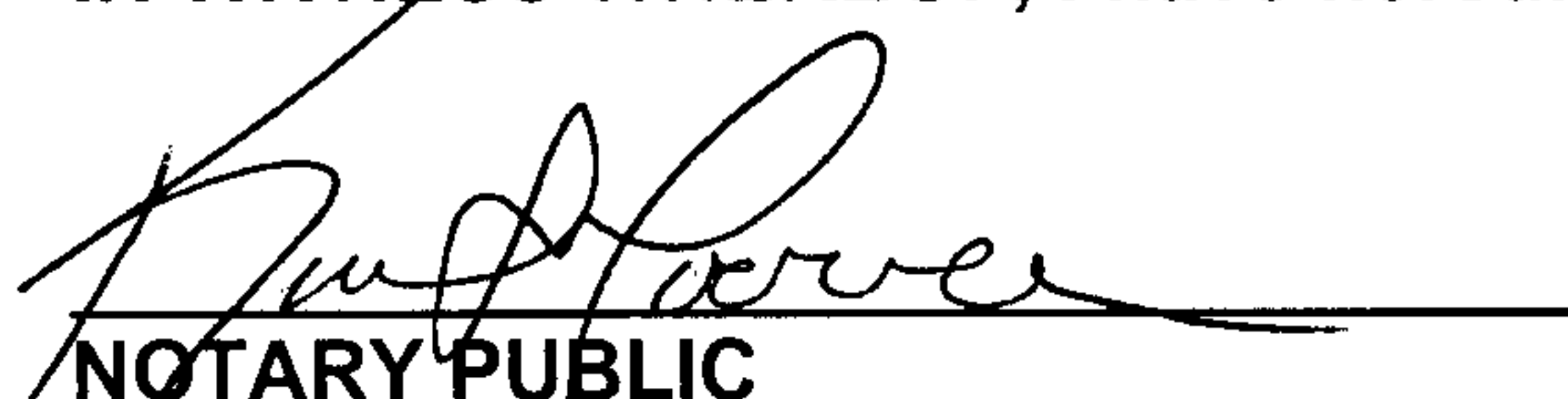
J. Busby Signature Homes, Inc.
an Alabama corporation


James H. Busby, President

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James H. Busby, whose name as President of J. Busby Signature Homes, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **23rd** day of **September, 2008**.


NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES JULY 7, 2012**



20081113000438410 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
11/13/2008 12:04:18PM FILED/CERT