

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

Send Tax Notice To:
Donna Martin
140 Courtside Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Forty-Nine Thousand and 00/100 (\$249,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Hughes Homebuilders, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Donna Martin**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 1, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, A Condominium, which is recorded as Instrument No. 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument No. 200251000223920 and as amended by the Amendment thereto recorded as Instrument No. 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument No. 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, P.C. which is attached as Exhibit "C" to the Declaration of Condominium recorded as Instrument No. 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.

Subject To:
Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009. Existing covenants and restrictions, easements, building lines and limitations of record.


\$199,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **31st** day of **March**, 2009.

Hughes Homebuilders, Inc.
an Alabama corporation

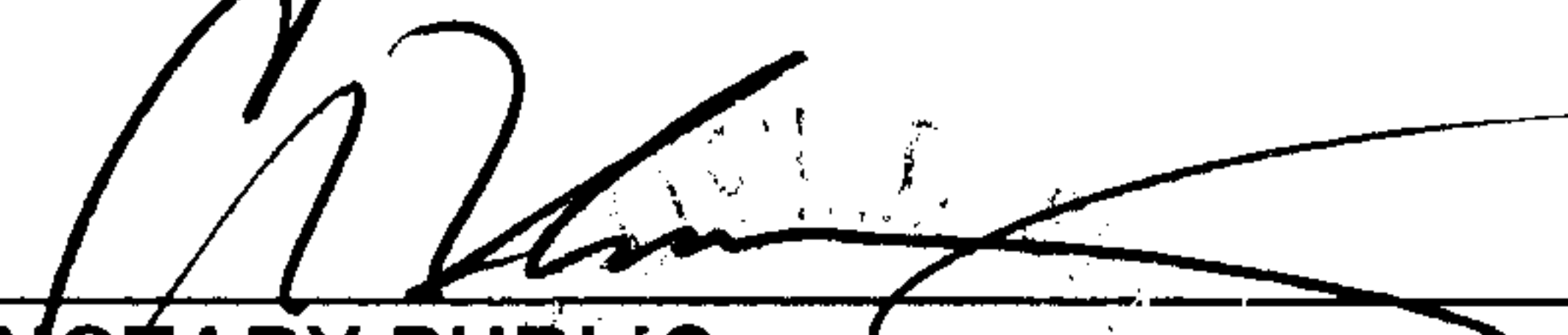

Philip Hughes, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 04/07/2009
State of Alabama
Deed Tax: \$50.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Philip Hughes, whose name as President of Hughes Homebuilders, 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 31st day of March, 2009.


NOTARY PUBLIC
My Commission Expires: 6-5-2011

CLAYTON T. SWEENEY, ATTORNEY AT LAW