


Send tax notice to:
MAX A. MORRISON
CHERYL R. MORRISON
3713 CROSSINGS CREST DRIVE
HOOVER, ALABAMA 35242

STATE OF ALABAMA
SHELBY COUNTY

B+m 30678
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243


20030618000382700 Pg 1/2 63.50
Shelby Cnty Judge of Probate, AL
06/18/2003 12:45:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED THIRTY EIGHT THOUSAND SEVEN DOLLARS AND 50/100 (\$238,007.50) in hand paid to the undersigned, GIBSON & ANDERSON CONSTRUCTION, INC. , an Alabama Corporation (hereinafter referred to as "Grantor") by MAX A. MORRISON AND CHERYL R. MORRISON (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship,, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 30, ACCORDING TO THE MAP AND SURVEY OF CALDWELL CROSSINGS, PHASE ONE, SECOND SECTOR, AS RECORDED IN MAP BOOK 30, PAGE 116, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2003 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

TITLE TO OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INST. #2000-43395.

RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE 29 AND DEED BOOK 233, PAGE 700.

PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 142, PAGE 148.

EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INST. #1997-20513.

EASEMENT TO THE CITY OF HOOVER AS RECORDED IN INST. #2000-25988; #2000-40741 AND #2000-40742.

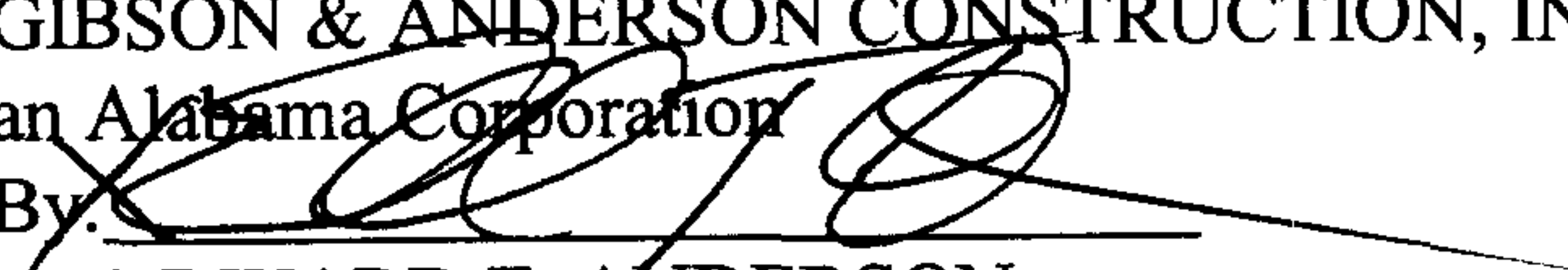
RESTRICTIVE COVENANTS AS RECORDED IN INST. 32002-2381 AND AMENDED IN INST. #20020711000320730 AND INST. #2002120300061357.

\$188,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, GIBSON & ANDERSON
CONSTRUCTION, INC., an Alabama Corporation by EDWARD T. ANDERSON its
VICE PRESIDENT, who is authorized to execute this conveyance, has hereunto set its
signature and seal on this the 23RD day of MAY, 2003.

GIBSON & ANDERSON CONSTRUCTION, INC.
an Alabama Corporation
By: 
EDWARD T. ANDERSON,
ITS VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWARD T. ANDERSON, whose name as VICE PRESIDENT of GIBSON & ANDERSON CONSTRUCTION, INC., an Alabama Corporation is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23RD day of MAY, 2003.

[NOTARIAL SEAL]



Notary Public

Print Name:

Commission Expires: 9-9-03