

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Richard Giangrosso
3228 Overton Manor Drive
Birmingham, AL 35243



20100428000130140 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
04/28/2010 02:21:35 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Forty-Six Thousand and No/100----- (\$46,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Phillips, a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Richard Giangrosso

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

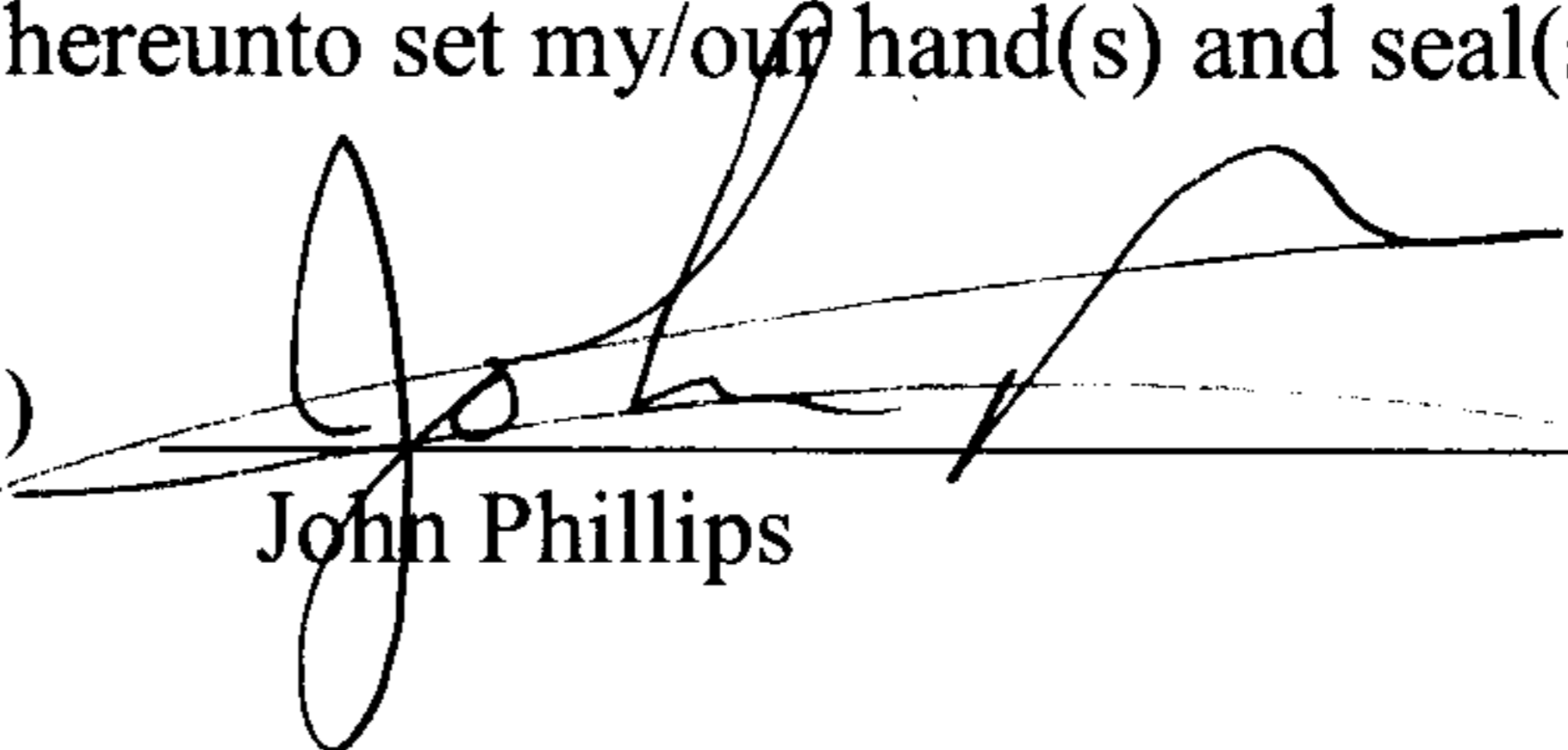
The above described property does not constitute the homestead of the Grantor, nor his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 21st day of April, 2010.

Shelby County, AL 04/28/2010
State of Alabama
Deed Tax : \$46.00

(Seal)  (Seal)
John Phillips

STATE OF ALABAMA)


General Acknowledgment

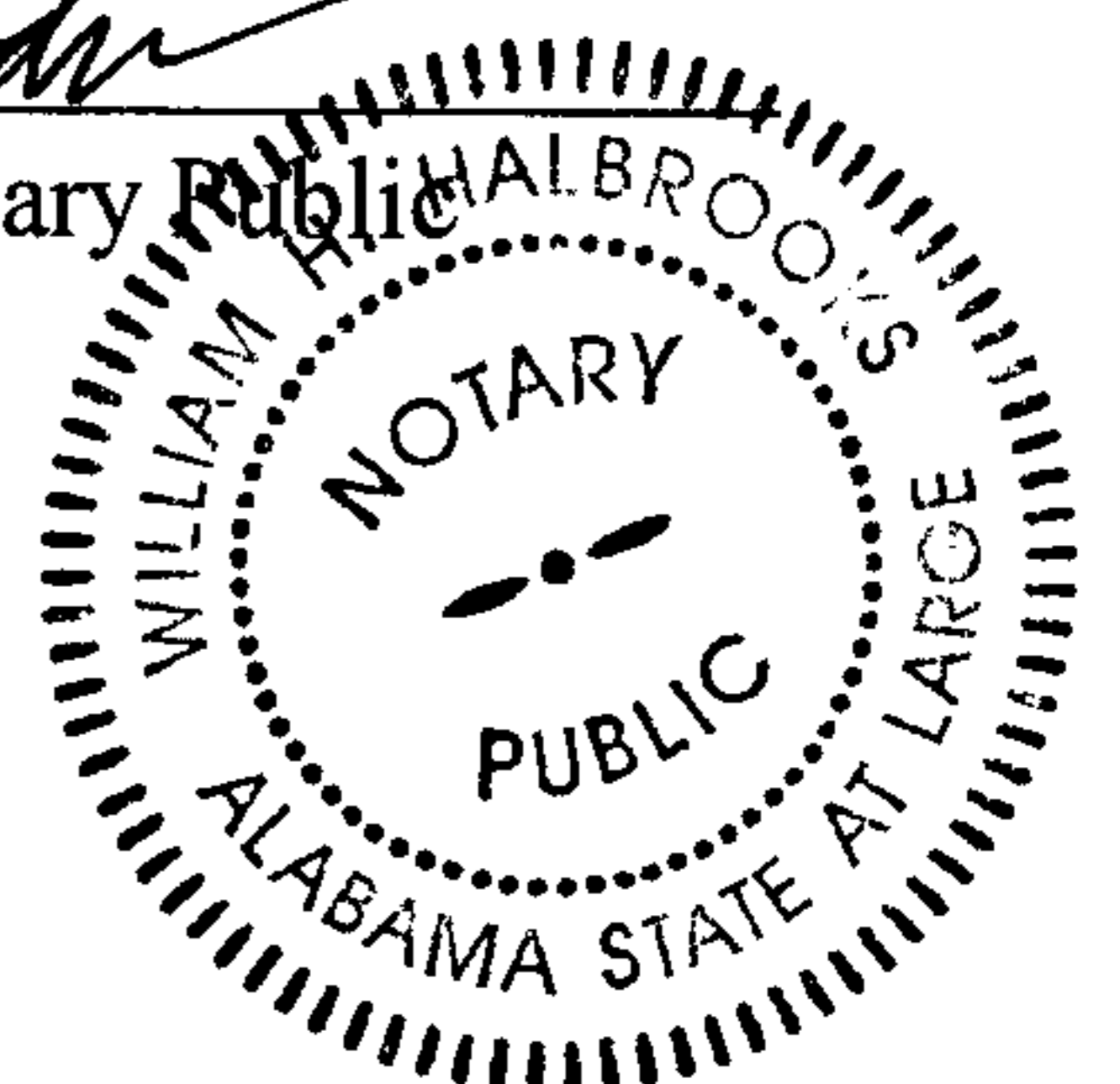
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Phillips, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, A. D., 2010.

My Commission Expires: 4/21/12


William H. Halbrooks, Notary Public





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Exhibit "A"

Attached Legal Description

Commence at the intersection of the West line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, and the South right of way boundary of (old) Highway#280; thence Easterly along said right of way boundary, a distance of 30.00 feet, to the point of beginning; thence continue Easterly along said right of way, a distance of 140.00 feet; thence turn a deflection angle of 88 degrees 52 minutes 00 seconds to the right and proceed for a distance of 98.00 feet, thence turn a deflection angle of 24 degrees 54 minutes 00 seconds to the left, and proceed for a distance of 156.00 feet; thence turn a deflection angle of 84 degrees 28 minutes 30 seconds to the right and proceed for a distance of 75.00 feet; thence turn a deflection angle of 84 degrees 28 minutes to the right proceed for a distance of 77.25 feet; thence turn a deflection angle of 84 degrees 28 minutes 30 seconds to the right and proceed for a distance of 75.00 feet; thence turn a deflection angle of 95 degrees 31 minutes 30 seconds to the right and proceed for a distance of 97.25 feet, thence turn a deflection angle of 12 degrees 09 minutes 00 seconds to the right and proceed for a distance of 307.65 feet, to the point, of beginning.