

This form furnished by:

1841 **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571

Riverchase Office
(205) 988-5600

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Robert S. Grant Const., Inc.
(Address) P. O. Box 9
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100ths (\$500.00) Dollars and other good & valuable consideration

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert S. Grant Const., Inc.

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

Lot 41, of an Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the office of the Judge of Probate, Shelby County, Alabama. Less and Except the following described parcel of land; Begin at the Northeast corner of Lot 40 and the Northwest corner of said Lot 41 of an Amended Map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of Judge of Probate, Shelby County, Alabama, said point being on the Southerly right of way of Stoney Brook Circle; Thence run Southerly along the West line of said Lot 41 a distance of 148.29 feet; Thence deflect left 176 deg. 20 min. 08 sec. and run Northeasterly a distance of 149.43 feet to a point on the Southerly right of way of said Stoney Brook Circle, said point being on a clockwise curve having a delta angle 10 deg. 00 min. and a radius of 55.0 feet, Thence turn left 76 deg. 20 min. 08 sec. to tangent and run along the arc of said curve 9.60 feet to the Point of Beginning.

Subject to existing easements, restrictions, set-back lines, rights-of ways, limitations, if any, of record.

This property is not homestead property of the above named Grantor as defined by the Code of Alabama.

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs 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 20th. day of April, 19 90

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

90 APR 27 AM 8:43 (Seal)

Robert S. Grant (Seal)

1. Deed Tax	-----\$	
2. Mfg. Tax	-----\$	
3. ...	-----\$	2.50
4. ...	-----\$	3.00
5. ...	-----\$	1.00
6. ...	-----\$	1.00
Total	-----\$	7.50

STATE OF ALABAMA
Shelby
[Signature]
JUDGE OF PROBATE General Acknowledgment

I, the undersigned in said State, hereby certify that Robert S. Grant, a married man a Notary Public in and for said County.

whose name(s) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th. day of April, 19 90

MY COMMISSION EXPIRES DECEMBER 11, 1993

My Commission Expires:

[Signature]
Notary Public

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