

692

Value \$10,500.00

Prepared by: Triemier, Atchison and Hayley, P.C. 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Robert S. Grant Construction, Inc. 1974 Waterford Place, Birmingham, AL 35246

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned Grantor, a corporation, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Robert S. Grant Construction, Inc., a corporation (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Robert Stephens Grant and wife, Donna M. Grant (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of said Lot 40 and the Northwest corner of 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 East line of said Lot 40 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.

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- (1) Subject to taxes for the current year.
- (2) Subject to any easements, conditions, covenants, and restrictions.
- (3) Mineral and mining rights excepted.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever; and said corporation does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28th day of June, 1991.

|                    |              |
|--------------------|--------------|
| 1. Deed Fee        | 10.00        |
| 2. Mfg. Fee        |              |
| 3. Recording Fee   | 3.50         |
| 4. Investment Fee  | 3.00         |
| 5. Notary Fee      | 1.00         |
| 6. Corporation Fee |              |
| <b>Total</b>       | <b>16.50</b> |

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

91 JUL 11 AM 10:37 BY:

JUDGE OF PROBATE

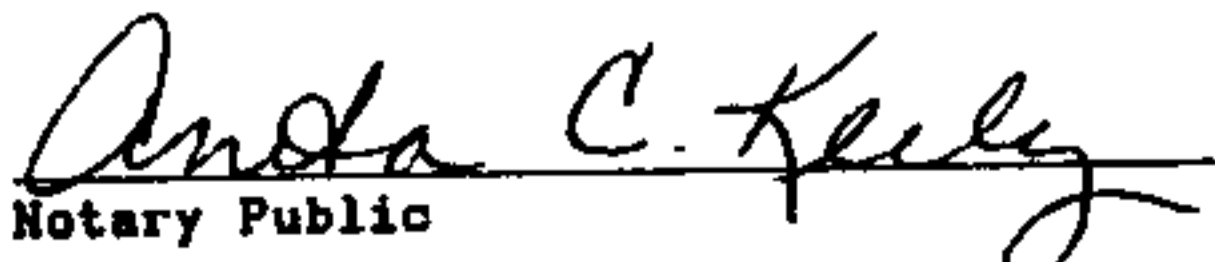
Robert S. Grant Construction, Inc.

  
Robert S. Grant (SEAL)  
Its President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public, hereby certify that Robert S. Grant, whose name as President of Robert S. Grant Construction, Inc., a corporation, 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 foregoing conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 28th day of June, 1991.

  
Notary Public

My commission expires: MY COMMISSION EXPIRES NOVEMBER 22, 1991

Cambridge Title