

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL 35124  
 (Address)

GRAND DEVELOPMENT, INC.  
 (Name)  
c/o 3427 Charing Wood Lane  
Birmingham, AL 35242  
 (Address)

**WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GINGER SOVA, an unmarried woman

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

GRAND DEVELOPMENT, INC.

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

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,  
 INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

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

Inst # 1996-14787

05/06/1996-14787  
 03:24 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
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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 the said GRANTEES, 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 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of  
MAY, 19 96

\_\_\_\_\_  
 (Seal) GINGER SOVA (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby  
 certify that GINGER SOVA, an unmarried woman, 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,  
she, executed the same voluntarily on the day the same bears date.  
 Given under my hand and official seal, this the 1st day of May, 19 96.

FIRST NATIONAL BANK OF COLUMBIANA  
 POST OFFICE BOX 977  
 COLUMBIANA, ALABAMA 35051

Frances A. Adkinson  
 Notary Public

**Exhibit "A"**

**PARCEL 1**

A parcel of land located in NE part of the NW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 East, described as follows:

Begin where the Western line of a public road intersects with the Northern 1/4 1/4 Section line and go West on said 1/4 1/4 Section line for a distance of 264 feet; thence Southeasterly and parallel with the Western side of said public road to a line which is 165 feet South of the said North 1/4 1/4 Section line when measured on a 90 deg. angle; thence East along said Southern line for a distance of 264 feet to the Western side of said public road; thence Northwesterly along the Western side of said road to the point of beginning on the North line of said 1/4 1/4 Section; being situated in Shelby County, Alabama.

The above described property is a parallelogram and the Southern line is parallel with the Northern 1/4 1/4 Section line.

Less and except a 10 foot strip along the Northern side of this property for a public road.

**PARCEL 2**

A parcel of land described as follows: Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 31, Township 16 South, Range 1 West and run East along this 1/4 1/4 Section line for a distance of 660 feet for the starting point; thence South at an angle right of 90 deg. for a distance of 165 feet; thence East at an angle of 90 deg. for a distance of approximately 125 feet to the Western side of a piece of property conveyed on September 1, 1962 by the same grantors to the same grantees; thence Northwesterly and parallel with a public road which is located about 264 feet East of the line until this Eastern boundary reaches the North line of said 1/4 1/4 Section; thence due West on said 1/4 1/4 Section line for a distance of approximately 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except a 10 foot strip along the Northern side of this property for a road or easement for ingress and egress to the property located West of subject property.

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