

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Bryon Rickard  
Melissa Rickard  
4704 Summer Place Parkway  
Hoover, AL 35244

Inst # 1997-16152

05/23/1997-16152  
11:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.28

CORPORATION WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Twenty-Nine Thousand Five Hundred and No/100 AND NO/100, (\$29,500.00), DOLLARS, in hand paid to the undersigned, Greenhill Construction, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Bryon Rickard and spouse, Melissa Rickard, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 61, according to the Map and Survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1997.
2. Restrictions as shown on recorded plat.
3. Declaration of Protective Covenants, as set out in Instrument #1996-21729, and amended by Instrument #1996-27816.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 233, Page 800.
5. 10 foot utility easement running into easement of undetermined size across the Southwesterly corner, as shown on recorded plat.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are 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, executors and assigns forever, against the lawful claims of all persons.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Randy C. Greenhill, who is authorized to execute this conveyance, has hereto set his signature and seal, this 16th day of May, 1997.

IN WITNESS WHEREOF, we, the GRANTEES, have hereunto set our hands and seals, this 16th day of May, 1997.

Greenhill Construction, Inc.

Randy C. Greenhill (SEAL)  
BY: Randy C. Greenhill  
ITS: President  
GRANTOR

Bryon Rickard (SEAL)  
Bryon Rickard  
GRANTEE

Melissa Rickard (SEAL)  
Melissa Rickard  
GRANTEE

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randy C. Greenhill whose name as President of Greenhill 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 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 and official seal this 16th day of May, 1997.

Robert Andrew Shoemaker  
NOTARY PUBLIC  
My commission expires: 2/7/2000

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bryon Rickard and spouse, Melissa Rickard, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May, 1997.



NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 28 1997

Inst # 1997-16152

05/23/1997-16152  
11:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 14.30