

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ROBERT S. GRANT CONST., INC.

STATE OF ALABAMA}
JEFFERSON COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY-SEVEN THOUSAND NINE HUNDRED DOLLARS AND No/100's** (\$87,900.00) to the undersigned **KATHY P. BLACK**, a married woman, GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **KATHY P. BLACK**, a married woman (herein referred to as GRANTOR, whether one or more) do 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 JEFFERSON County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, any mortgage of record, building lines and limitations of record.

\$ 77,000.00 of the consideration shown above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor her spouse.

KATHY P. BLACK is one and the same person as KATHY POOLE MCAULEY.

TO HAVE AND TO HOLD to 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 said GRANTEE, its successors and assigns, that I am/we are is 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1st day of May, 1997.


KATHY P. BLACK

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, KATHY P. BLACK, whose name 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/he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 1st day of May, 1997.

Inst # 1997-17865

06/06/1997-17865
01:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HCD 22.00


Notary Public

My Commission Expires: 5/29/99

Inst # 1997-17865

EXHIBIT "A"

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 19, Range 2 West, said corner also being the NE corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run Easterly along the North line of said 1/4-1/4 section for a distance of 472.17 feet to the point of beginning of the tract of land hereafter described, said point being the Northwestern corner of a tract of land owned by the grantors herein; from said point of beginning continue Eastwardly along said section line a distance of 374.96 feet to the Northwestern right of way line of Cahaba Valley Road; thence turn to the right 131 degrees, 35 minutes, 30 seconds and go in a Southwesterly direction along the Northwestern line of Cahaba Valley Road a distance of 133.71 feet; thence turn right an angle of 48 degrees, 24 minutes, 30 seconds and run Westerly a distance of 286.20 feet; thence turn 90 degrees to the right and run a distance of 100 feet to the point of beginning.

Minerals and mining rights excepted.

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