

This Instrument was prepared by:  
Mary P. Thornton, Esquire  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Al. 35205

Send tax notice to:  
Greg Grimes  
416 Greystone Glen Circle  
Birmingham, Alabama 35242

Inst # 1999-14468

04/06/1999-14468  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRW 21.00

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Thousand and No/100 Dollars (\$10,000.00) to the undersigned **TYROL, INC.**, an Alabama corporation, (herein referred to as "Grantor") in hand paid by **GREG GRIMES** (herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 1 West; thence run Easterly along the North boundary line of said 1/4-1/4 Section 364.59 feet to a point on the West right of way line of Shelby County Road No. 41; thence turn an angle of 105 deg. 49 min. 29 sec. right and run Southwesterly along said road right of way for 322.71 feet to a point on the North edge of Fowler Lake Road; thence turn an angle of 94 deg. 17 min. 23 sec. right and run Northwesterly along the North edge of Fowler Lake Road for 295.56 feet, more or less, to the West boundary line of said 1/4-1/4 Section; thence turn an angle of 70 deg. 08 min. 32 sec. right and run North for 208.84 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: (1) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 134 page 411 in Probate Office; (2) Right(s) -of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 196 page 248 and Deed 196 page 254 in Probate Office; (3) Easement to Shelby County, including certain rights, restrictions, and charges as shown as Instrument #1992-15746 in Probate office of Shelby County, Alabama; (4) Ad valorem taxes and assessments due and payable for the year 1999 and subsequent years; and (5) Mineral and mining rights not owned by Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, his successors and assigns, forever.

And said Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, its successors 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, and that it will, and its successors and assigns 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**, Grantor, Tyrol, Inc., by and through Michael D. Fuller, its President, has hereto set its signature and seal this 26<sup>th</sup> day of March, 1999.

TYROL, INC.,  
an Alabama corporation

By: \_\_\_\_\_

Michael D. Fuller  
Its President

STATE OF ALABAMA     )  
                                  )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as President of Tyrol, Inc., an Alabama 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 such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 26<sup>TH</sup> day of March, 1999.

\_\_\_\_\_  
Notary Public

[SEAL]

My commission expires: 5/24/99

DFY/Tyrol to Grimes Deed/75920

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