

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

SEND TAX NOTICE TO:
JENNIFER M. FILES

191 Liberty Rd
Chelsea, AL 35043

STATE OF ALABAMA}
SHELBY COUNTY}

Corporation Form Warranty Deed

Inst # 1999-19529

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND DOLLARS AND NO/100's** (\$60,000.00) to the undersigned grantor, **GREENHILL CONSTRUCTION, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **JENNIFER M. FILES** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama:**

Lot 7, according to the Survey of High Chaparral, 4th Sector, as recorded in Map Book 24, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The Grantor shall have a right of first refusal to re-purchase the property at the original purchase price as described herein from the Grantee in the event Grantee has not entered into a contract with Greenhill Construction, Inc. for the construction of a residence and commenced construction of a residence on said property within Six (6) months from date of closing, (Hereinafter referred to as the "Settlement Date"). In the event Grantee is not able to satisfy this condition, the Grantor or its assignee shall have the right and option to purchase the Property at a purchase price equal to the "Total Sales Price" by delivery of written notice to the Grantee at any time prior to commencement of construction of the Residence. In the event Grantor or its assignee shall exercise this option, the Grantee shall sell, and the Grantor or its assignee shall purchase the Property at a closing to be held not later than thirty (30) days after the exercise of the option. At the closing, Grantor or its assignee shall pay the Grantee the purchase price in immediately available funds (unless otherwise agreed) and Grantor shall deliver a warranty deed for the Property to Grantor or its assignee conveying fee simple title to the Property free and clear of all liens, claims and encumbrances except for the Permitted Exceptions. The purchase of the Property pursuant to this option shall be Grantors' sole and exclusive remedy for Grantee's failure to construct a Residence as herein required.

TO HAVE AND TO HOLD Unto the said **GRANTEE**, his, her or their heirs and assigns forever.

05/10/1999-19529
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 71.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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, the said GRANTOR, by its President, Randy C. Greenhill, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 22nd day of April, 1999.

GREENHILL CONSTRUCTION, INC.

By: Randy C. Greenhill
Randy C. Greenhill
President

STATE OF ALABAMA}
JEFFERSON COUNTY}

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 the 22nd day of April, 1999.

[Signature]
Notary Public

My Commission Expires: 5-29-99

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