

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

KNOW ALL BY THESE PRESENTS, that in consideration of **Forty Five Thousand and no/100 Dollars (\$45,000.00)**, to the undersigned grantor, **Greenhill Construction, Inc.** (the "Grantor"), in hand paid by **Neil Eggers and Patti Eggers** (hereinafter collectively referred to as the "Grantees") the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate, situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO AND EXCEPT FOR:

1. 1999 Ad Valorem Taxes.
2. Easements, restrictions, covenants, and limitations of record.

NOTE: All of the above consideration was paid with the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees their heirs and assigns, that it 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantees 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 grantees 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 grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor by Randy Greenhill, its President, who is authorized to execute this conveyance, has executed and delivered this instrument, this the 14TH day of MAY, 1999.

Greenhill Construction, Inc.

By: Randy C. Greenhill
Randy Greenhill, President

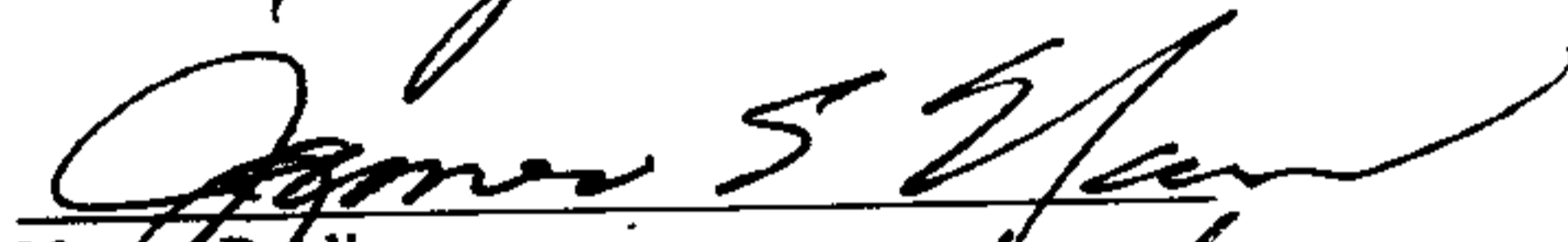
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SHELBY COUNTY JUDGE OF PROBATE
003 NWS 14.50

Inst # 1999-20935

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randy Greenhill**, whose name as **President of Greenhill Construction, Inc.** is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 14 day of May, 1999.


Notary Public
My Commission Expires: 2/2/2000

NOTARIAL SEAL

THIS INSTRUMENT WAS PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, Alabama 35209
(205) 414-1212

SEND TAX NOTICE TO:

Mr. and Mrs. Neil Eggers
303 Devon Court
Birmingham, AL 35209

RE-4084

EXHIBIT A

Lot 419, according to the Survey of Forest Parks, 4th Sector, 3rd Phase, as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama.

Inst # 1999-20935

**05/18/1999-20935
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WMS 14.50**