

Send Tax Notice To:  
James D. Manolio and Stacey L. Harris  
4919 Stonehenge Road  
Birmingham, Alabama 35242

This instrument was prepared by:  
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Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 1999-32574

08/04/1999-32574  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
162.00  
002 MMS

### Corporation Form Statutory Warranty Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Three Hundred and Eighty Nine Thousand dollars and 00/100 (\$389,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ROBERT S. GRANT CONSTRUCTION INC., an Alabama corporation** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **JAMES D. MANOLIO AND WIFE, STACEY L. MANOLIO** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

- Lot 6-C, according to a Resubdivision of Plot 5 and part of Plot 6, Lee Street Estates, as recorded in Map Book 16, page 131, in the Probate Office of Shelby County, Alabama. With the exceptions: Coal, oil, gas and other mineral interests in, to or under the land described.

Subject to:

1. Taxes and assessments for 1999 and subsequent years not yet due and payable.
2. 145 foot building line.
3. 20 foot Easement crossing the lot.
4. Restrictions as shown by recorded Map.
5. Right of Way granted to Alabama Power Company by instruction recorded in Volume 230, page 107, Volume 245, page 34 and Volume 230, page 108, in the Probate Office of Shelby County Alabama.
6. Transmission line permit to Alabama Power Company, as recorded in Deed Book 186, page 22, in the Probate Office of Shelby County, Alabama.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

NOTE: \$240,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

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 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.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Owner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2<sup>nd</sup> day of August, 1999.

Robert S. Grant Construction, Inc., an Alabama corporation

By: Robert S. Grant  
Its: President

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert S. Grant, whose name as Owner of Robert S. 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 2<sup>nd</sup> day of August, 1999.

Notary Public

My Commission Expires: 08/03/02

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