

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203

Send Tax Notice To:

Greenhill Construction, Inc.
381 El Camino Real
Chelsea, AL 35043

WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, COLIN A. PEARSON and wife, DIANE E. PEARSON (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto GREENHILL CONSTRUCTION, INC., an Alabama corporation (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 4 according to the revised map and survey of Stillmeadow, Sector 1, as recorded in Map Book 26, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2000.
2. 50 foot building restriction line from Dorrough Road as shown on recorded map.
3. 5 foot easements over the southeast, west and northwest portion of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. Conditions, restrictions and rights of way as shown by recorded map.
5. Right of way granted Alabama Power Company recorded in Deed Book 126, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 337, Page 498, in said Probate Office.
7. Covenants, conditions, restrictions, limitations and easements recorded in Instrument #1999-38541, in said Probate Office.

Inst # 2000-08789

03/20/2000-08789
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 12.00

All of the agreements, warranties, covenants and representations contained in the sales contract dated March 2, 2000 by and between grantors and grantee herein are hereby expressly incorporated herein by reference to the same extent as if they were fully set out herein.

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

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenants with the said Grantee, its successors and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives 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, the undersigned have hereunto set their hands and seals this the 15 day of March, 2000

Colin A. Pearson (SEAL)
COLIN A. PEARSON

Diane E. Pearson (SEAL)
DIANE E. PEARSON

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Colin A. Pearson and wife, Diane E. Pearson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 2000.

G. Kay Wallace
NOTARY PUBLIC
My commission expires: 11/28/2000

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