

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL BY THESE PRESENTS, that in consideration of **Forty Eight Thousand and no/100 Dollars (\$48,000.00)**, 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:

Lot 420, 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; being situated in Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

SUBJECT TO AND EXCEPT FOR:

1. 2000 Ad Valorem Taxes.
2. Easements, restrictions, covenants, limitations and other matters of record.

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

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

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.

Inst # 2000-10802

04/03/2000-10802
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

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 30th day of March, 2000.

Greenhill Construction, Inc.

By: Randy Greenhill
Randy Greenhill, President

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 30th day of March, 2000

Catherine D. Miller
Notary Public
My Commission Expires: 11/2/02

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 Drive
Birmingham, AL 35209

Inst # 2000-10802

RE-4730

2

04/03/2000-10802
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50