

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Christopher E. Solomon
1021 Eagle Lake Circle
Birmingham, Alabama 35242

STATE OF ALABAMA) CORPORATION
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 (\$289,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Joseph Development & Construction, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Christopher E. Solomon, a single individual, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 763, according to the Survey of Eagle Point 7th Sector - Phase 2, as recorded in Map Book 23, page 115, in the Probate Office of Shelby County, Alabama

Less and Except the following:

Begin at the Southwest corner of Lot 763, thence go Northwesterly along the common line between Lots 763 and 764 for 183.77 feet to the Northwest corner of Lot 763; thence 174 degrees 13 minutes 33 seconds right and go Southeasterly for 47.63 feet; thence right 7 degrees 47 minutes 11 seconds and go Southeasterly for 136.47 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$252,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR by its President, Leo E. Joseph, Jr. who is authorized to execute this conveyance, hereto set his signature and seal this the 12th day of April, 2000.

Joseph Development & Construction, Inc.


By: Leo E. Joseph, Jr., President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leo E. Joseph, Jr., whose name as President of Joseph Development & 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of April, 2000


NOTARY PUBLIC

My Commission Expires: 3/30/03

COURTNEY MASON, JR.
MY COMMISSION EXPIRES MARCH 3, 2003

04/14/2000-12281
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 46.50

Inst. 2000-12281