

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

John L. Hartman, III

(Name)

P. O. Box 846

Birmingham, AL 35201-0846

(Address)

Send Tax Notice To:

GREENWICH DEVELOPMENT, L.L.C.

(Name)

P. O. Box 846

Birmingham, AL 35201

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty Thousand and no/100 (\$350,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth E. Williams, a married man

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

GREENWICH DEVELOPMENT, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate situated in
County, Alabama, to-wit:

Shelby

See attached Exhibit "A" for legal description.

Inst # 2000-22357
07/06/2000-22357
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 363.50

SUBJECT TO: (1) Current taxes; (2) Easement recorded in Instrument 1992-26416 in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 168, page 166; Volume 205, page 15 and Volume 127, page 376 in the Probate Office of Shelby County, Alabama; (4) Less and except any part of subject property lying within a road right of way; (5) Rights of upstream and downstream riparian owners with respect to that certain ditch, bordering subject property.

The above described property does not constitute the homestead of the grantor herein.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of

June, 19 2000

(Seal)

Kenneth E. Williams

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County in said State, hereby
certify that Kenneth E. Williams, a married man, whose name(s) 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 29th day of June 192000

Notary Public

John L. Hartman, III

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by
(1607)

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

(1607)

EXHIBIT "A"

A parcel of land situated in the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South line of said quarter-quarter 696.88' to a point in the centerline of a channeled ditch, thence run North 19 degrees 26 minutes East along centerline of said ditch 12.22' to a point of beginning of the property being described, thence continue along last described course 688.14' to a point on the North line of the South one half, of the Southeast quarter of the Northwest quarter of said Section 18, thence run Westerly along said Half quarter-quarter line 498.86' to a point, thence 77 degrees 28 minutes left and run Southwesterly 100.00 to a point, thence 77 degrees 28 minutes right and run Westerly 150.0' to a point on the East right of way line of Shelby County Highway Number 35, A.K.A. The Upper Fungo Hollow Road, thence 77 degrees 28 minutes left and run Southwesterly along said East right of way line of said Highway 35, 233.88' to a point, thence 102 degrees 38 minutes left and run Easterly 153.72' to a point, thence 102 degrees 38 minutes right and run Southwesterly 100.00' to a point, thence 20 degrees 45 minutes left Southeasterly 228.42' to a point 3 feet North of a paved private driveway, thence 81 degrees 49 minutes 32 seconds left and run Easterly 328.16' to the point of beginning.

Less and except a right-of-way reserved to Melanie Richardson Peeler to run with the land described as follows:

An Easement Fifty (50) feet in width for ingress, egress, vehicular and pedestrian traffic and utilities lying immediately north and east of the following described boundary of said easement:

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South line of said quarter-quarter 696.88' to a point in the centerline of a channeled ditch, thence run North 19 degrees 26 minutes East along centerline of said ditch 12.22' to a point, thence continue along last described course 688.14' to a point on the North line of the South one half, of the Southeast quarter of the Northwest quarter of said Section 18, thence run Westerly along said Half quarter-quarter line 498.86' to a point, thence 77 degrees 28 minutes left and run Southwesterly 100.00 to a point, thence 77 degrees 28 minutes right and run Westerly 150.0' to a point on the East right of way line of Shelby County Highway Number 35, A.K.A. The Upper Fungo Hollow Road, thence 77 degrees 28 minutes left and run Southwesterly along said East right of way line of said Highway 35, 233.88' to the point of beginning of the south and west boundary of said easement, thence 102 degrees 38 minutes left and run Easterly 153.72' to a point, thence 102 degrees 38 minutes right and run Southwesterly 100.00' to a point, thence 20 degrees 45 minutes left Southeasterly to a point on the South line of said quarter-quarter section; thence easterly along the of the South line of said quarter-quarter section to the point of intersection of the South line of said quarter-quarter section with the channeled ditch referred to above and referred to in the description of "Track I" in that certain deed dated May 2, 1981 and recorded in Book 322, page 841, in the Office of the Judge of Probate of Shelby County, Alabama, and the point of ending of the south and west boundary of said easement.

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