

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Ryan and Amy Greenwood  
1040 Hampton Place  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

Inst # 2001-27676  
07/05/2001-27676  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MB 44.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Nine Thousand and 00/100 Dollars (\$299,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, VICTOR L. HUTCHESON and PHYLLIS D. HUTCHESON, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RYAN GREENWOOD and AMY GREENWOOD (herein referred to as GRANTEES) as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 1012, according to the Survey of Brook Highland an Eddleman Community 10<sup>th</sup> Sector 2<sup>nd</sup> Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

Two Hundred Sixty Nine Thousand One Hundred and 00/100 Dollars (\$269,100.00) of the consideration is from a purchase money first mortgage which is filed simultaneously with this deed.

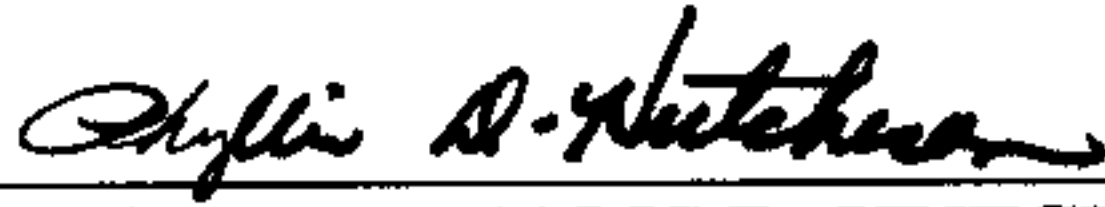
Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we will and 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.

Dated this the 29<sup>th</sup> day of June, 2001.



GRANTOR: VICTOR L. HUTCHESON



GRANTOR: PHYLLIS D. HUTCHESON

STATE OF ALABAMA)  
SHELBY COUNTY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that VICTOR L. HUTCHESON and PHYLLIS D. HUTCHESON, 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 the 29<sup>th</sup> day of June, 2001.



NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/01

Inst# 2001-27676  
07/05/2001-27676  
09:29 AM CERTIFIED  
Shelby Co. J.O.P.  
002 MB 44.00