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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES DWIGHT HILLMAN, JR.  
8316 WYNWOOD CIRCLE  
HELENA, AL 35080

Inst. # 2001-32901

08/07/2001-32901  
07:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
19.50  
002 CH

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$173,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JASON SCOTT GREEN and CONNIE ROSE GREEN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES DWIGHT HILLMAN, JR., AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 354, ACCORDING TO THE SURVEY OF WYNDHAM WYNWOOD SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24 PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM WYNWOOD DRIVE AS SHOWN BY PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1997-34376 AND INST. #1998-47088 IN PROBATE OFFICE.
5. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 305 PAGE 394, DEED BOOK 305, PAGE 396, DEED BOOK 305 PAGE 398, DEED BOOK 105 PAGE 44 AND DEED BOOK 305 PAGE 402 IN PROBATE OFFICE.
6. EASEMENT(S) TO PUBLIC FOR DRIVING PURPOSES AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 311 PAGE 153 IN PROBATE OFFICE.



7. IRREVOCABLE RIGHT OF INGRESS AND EGRESS BETWEEN KIRBY FOSTER, PHILLIP H. HAYDEN, DAN COLLIER, GILDAR. SHIRLEY AND BETTY R. SHIRLEY AS RECORDED IN REAL 192 PAGE 743 ALONG WITH SUBORDINATION AND ESTOPPEL AGREEMENTS AS RECORDED IN REAL 250 PAGE 892 AND 894 AND REAL 251 PAGE 602.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 326 PAGE 162 IN PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 23 PAGE 37.

\$168,295.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JASON SCOTT GREEN and CONNIE ROSE GREEN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2001.

  
JASON SCOTT GREEN  
  
CONNIE ROSE GREEN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JASON SCOTT GREEN, CONNIE ROSE GREEN whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 2001.

  
Notary Public

My commission expires: 7/11/02 Inst. # 2001-32901

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