

This instrument was prepared by
(Name) Massey, Stotser & Nichols, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Flanders G. Russell
name
435 Meadow Croft Drive
address
Birmingham, Alabama 35242

Warranty Deed

20020712000325770 Pg 1/1 20.50
Shelby Cnty Judge of Probate, AL
07/12/2002 15:29:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$183,900.00)
to the undersigned grantor, Stirling Group, Inc. and Reid Jones, a Joint Venture

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Flanders G. Russell

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

Lot 28, according to the survey of Meadow Brook Townhomes, Phase III, as
recorded in Map Book 28, Page 135, in the Probate Office of Shelby County,
Alabama.

Subject to: (1) Taxes for the year 2002 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$174,705.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its VP and Secretary who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 8th day of July, 2002

ATTEST:

Stirling Group, Inc. and
Reid Jones, a Joint Venture

By Darrell Turley VP Sec
Darrell Turley, VP and Secretary

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Darrell Turley

whose name as VP and Secretary of Stirling Group, Inc. and Reid Jones, a Joint Venture,
, 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 Joint Venture

Given under my hand and official seal, this the 8th day of July, 2002

