

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203

Send Tax Notice To:

Justin Thompson Grant
Meredith Alane Grant
434 Liberty Lake Drive
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE and No/100 Dollar (\$1.00) and the love and affection which we have for our daughter and son-in-law, GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **COLIN A. PEARSON and wife, DIANE E. PEARSON** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **JUSTIN THOMPSON GRANT and wife, MEREDITH ALANE GRANT** (hereinafter called Grantees), as joint tenants with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 20 South, Range 1 East and run West along the South line of said quarter-quarter section a distance of 680.37 feet to the point of beginning; thence continue along the last described course a distance of 231.32 feet to the right of way of Shelby County Road 445; thence turn left 123°40'52" to the chord of a curve having a radius of 2077.98 feet and a central angle of 3°55'52"; thence along the chord of said curve a distance of 142.54 feet; thence turn 1°57'56" to the left and run 261.96 feet; thence turn left 144°25'19" and run a distance of 331.49 feet to the point of beginning.

TOGETHER WITH a 50-foot easement for the purpose of installing and maintaining sanitary sewer transmission and percolation field lines serving the hereinabove described parcel. Said easement is recorded in Instrument

#20020715000328650 in the Office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

Begin at the Southeast corner of Lot 1, Stillmeadow Sector 2, thence run in a Northwesterly direction along the Northeast log line a distance of 62.98 feet to a point, thence turn left an angle of 52°32'25" and run Westerly along the North boundary of the easement a distance of 210.93 feet to a point; thence turn left an angle of 90°0'0" and run Southerly a distance of 50 feet to a point; thence turn left an angle of 90°0'0" and run Easterly along the South lot line a distance of 249.24 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2002.
2. Right-of-way granted to Alabama Power Company recorded in Deed Book 126, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.
3. With the exception of the restrictions on placement of buildings and the square footage limitations, the hereinabove described real property is subject to the restrictive covenants, easements, building line and conditions as set forth in record plat 24, Page 48, in said Probate Office. The Grantees, their heirs, personal representatives and assigns shall be bound by said restrictive covenants even though the hereinabove described real property is not a part of Stillmeadow, Sector 2. Except as set out herein, Grantees for and on behalf of themselves, their heirs, personal representatives and assigns, shall comply with and abide by all the restrictive covenants and conditions set out in said record plat 24, page 48, in said Probate Office.
4. Easement recorded in Instrument #20020715000328650, in said Probate Office.

It is the intent of the Grantors herein to convey the hereinabove described real property as a gift to the Grantees herein and the value of said gift is established at \$40,000.00.

TO HAVE AND TO HOLD the above described property, together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees, as joint tenants, with right of survivorship, their heirs, personal representatives and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantors hereby covenant with the said Grantees, their heirs, personal representatives and assigns, that Grantors are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances; that they have a good right to sell and convey the same to the said Grantees herein, and that Grantors, their heirs, personal representatives and assigns shall warrant and defend the same to the said

Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this the 22nd day of July, 2002.

Colin A Pearson (SEAL)
COLIN A. PEARSON

Diane E Pearson (SEAL)
DIANE E. PEARSON

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Colin A. Pearson and wife, Diane E. Pearson, 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 22nd day of July, 2002.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 11-28-04