

**THIS INSTRUMENT WAS PREPARED BY:**

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

**Send Tax Notice To:**

Mr. Justin T. Grant  
Mrs. Meredith A. Grant  
263 Dorrough Road  
Columbiana, AL 35051

**WARRANTY DEED**

THE STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of TWO HUNDRED THIRTY EIGHT THOUSAND EIGHT HUNDRED and No/100 Dollars (\$238,800.00) in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **GREENHILL CONSTRUCTION, INC., an Alabama corporation** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **JUSTIN T. GRANT and wife, MEREDITH A. 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 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 this parcel on the adjacent property to the North, Lot 1, Stillmeadow Sector 2. Said lot, but not said easement, is recorded in Map Book 28, Page 48, and the easement on said lot is recorded in Instrument #2002071500032865 in the Office of the Judge of Probate, Shelby County, Alabama, 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 lot 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 of 249.24 feet to the point of beginning.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 2003.
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. Easements, building lines, restrictive covenants and conditions as set forth on plat recorded in Plat Book 28, Page 48, in said Probate Office.
4. Rights of others in and to the use of easement recorded in Instrument #2002071500032865.

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.

Grantor hereby covenants with the said Grantees, their heirs, personal representatives and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor, its successors 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, Grantor has caused Randy Greenhill, its President, who is hereunto duly authorized, to execute this Warranty Deed on this the 21<sup>st</sup> day of January 2003.

Greenhill Construction, Inc.,  
an Alabama corporation

By: \_\_\_\_\_

Randy Greenhill

Its: President

THE STATE OF ALABAMA     )  
JEFFERSON COUNTY         )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Randy Greenhill, whose name as President of Greenhill Construction, Inc., an Alabama corporation, 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 as and for the act of said corporation.

Given under my hand and official seal this 21<sup>st</sup> day of January 2003.

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