



Send tax notice to:  
Jerry L. Hillis  
175 McGuire Road  
Indian Springs, AL 35124

This instrument prepared by:  
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Bradley Arant Rose & White LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, AL 35203-2104

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY     )

### **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand Dollars (\$185,000.00) in hand paid to **MICHAEL E. STEPHENS**, a married man ("Grantor") by **JERRY L. HILLIS** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the southwest quarter of the southwest quarter of Section 22, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the northeast corner of Lot 7, Old Mill Trace, 3<sup>rd</sup> Sector; thence in a southerly direction along the east line of said Old Mill Trace a distance of 312.08 feet to the southeast corner of Lot 5 of said Old Mill Trace; thence 80 degrees 43 minutes 22 seconds left in a southeasterly direction a distance of 212.32 feet; thence 103 degrees 36 minutes 58 seconds left in a northwesterly direction a distance of 290.68 feet to the southerly right of way line of McGuire Road, said point also being on a curve to the left having a radius of 922.71 feet; thence in a northwesterly direction along said curve a distance of 196.57 feet to the point of beginning; being situated in Shelby County, Alabama. Being the same legal as set out in deed recorded as Instrument No. 1996-41407 in the Probate Office of Shelby County, Alabama

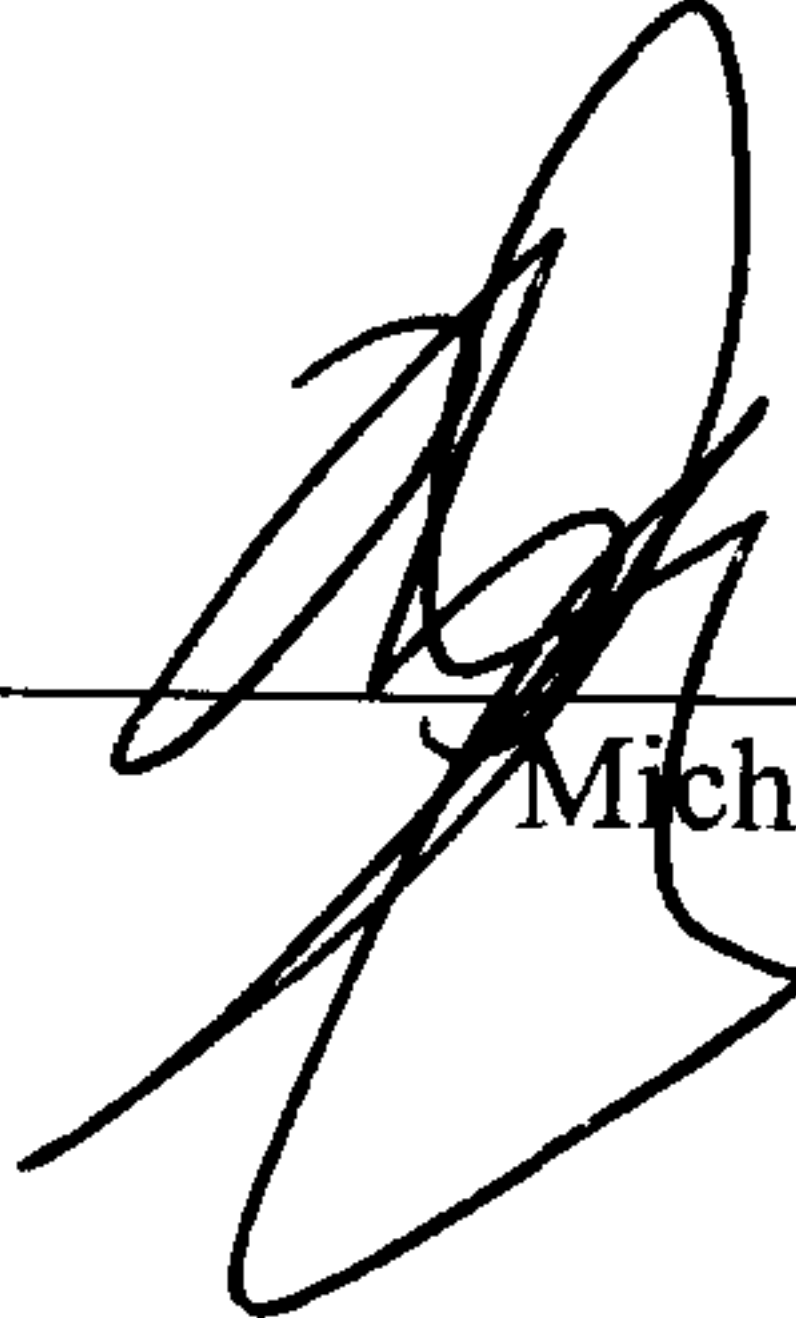
Grantor hereby certifies that the above described property has never been and does not now constitute the homestead of Grantor (as defined by Section 6-10-2, et seq, of the Code of Alabama, 1975).

All of the consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2003 tax year and thereafter
2. Easements as shown by recorded plat, including 10 feet on the easterly, westerly, and through the center of the land
3. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 133, page 170, and Deed 176, page 87, in said Probate Office
4. Restrictions, limitations, conditions, and other provisions as set out in Map Book 10, page 31, in said Probate Office
5. Encroachment(s) of porch, steps, and walkway into 10 foot easement across lot as shown by the survey of Melvin R. Reynolds dated December 5, 1996
6. Encroachment(s) of stone drive into the easement as shown on the survey of Melvin R. Reynolds dated December 5, 1996
7. Mineral and mining rights not owned by Grantor
8. Easements, restrictions, reservations, covenants, and rights-of-way of record
9. Matters disclosed by an inspection or accurate survey of the property

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the \_\_\_\_\_ day of July, 2003.

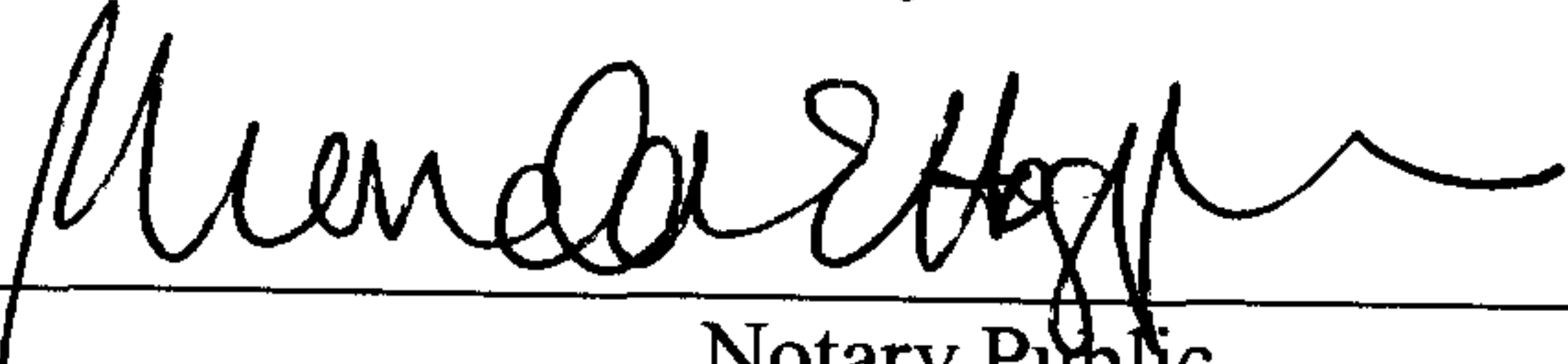
  
\_\_\_\_\_  
Michael E. Stephens

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Michael E. Stephens, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 15<sup>th</sup> day of July, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 5/27/07

