

THIS INSTRUMENT PREPARED BY:

Kristy Liggan Riley
1950 Stonegate Drive, Suite 150
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Harold Toby Rigsby and Brittany J. Rigsby
6556 Mill Creek Circle
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY


20030811000523810 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/11/2003 10:21:00 FILED/CERTIFIED

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty-Two Thousand and no/100 Dollars (\$52,000.00) to **CROSS HOME BUILDERS, INC.** an Alabama corporation (the "Grantor"), in hand paid by **HAROLD TOBY RIGSBY AND BRITTANT J. RIGSBY** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees, subject to the covenants, conditions and other matters set forth below, the real estate situated in Jefferson County, Alabama, more particularly described as follows (the "Property"):

Lot 15, according to the map or survey of The Glen Estates, as recorded in Map Book 19, Page 9 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

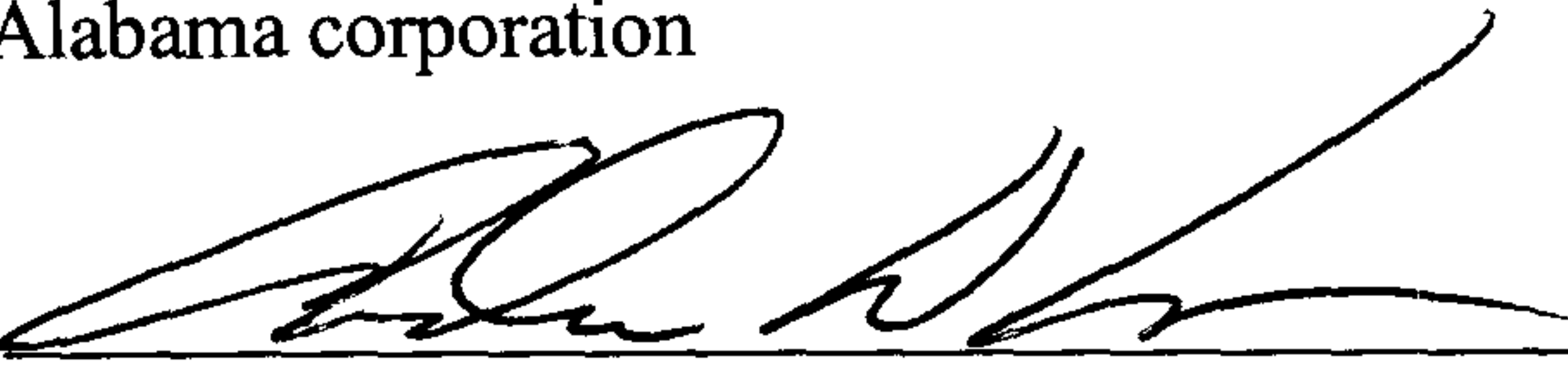
1. Taxes and assessments for the year 2003 and taxes for subsequent years, not yet due and payable.
2. Agreement in regard to sanitary sewer system, recorded in Map Book 19, page 96 and Instrument Number 1995-4395 and 1995-4393, of the Official records of Shelby County, Alabama.
3. Easement between Daniel Oak Mountain Limited Partnership and Taylor Properties, LLC, recorded in Instrument Number 1996-5494, of the Official records of Shelby County, Alabama.
4. Pole Line Permit to Alabama Power Company, recorded in Deed 111, Page 408, of the Official records of Shelby County, Alabama.
5. Greystone Close Development Declaration of Covenants, Conditions and Restrictions as recorded in Book Real 346, Page 873; being amended in Real 380, Page 635 and Instrument Number 1995-16398 of the Official records of Shelby County, Alabama.
6. Public easements and building setback lines as shown on recorded plat.
7. Easement Agreement between Daniel Oak Mountain Limited and School House Properties. Recorded in Instrument Number 1993-22440, of the Official records of Shelby County, Alabama.
8. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, page 574 and Instrument Number 1993-20840 and 1992-20786, aforesaid records.
9. Greystone Close Development Reciprocal Easement Agreement recorded in Real 346, Page 848, and all amendments thereto, aforesaid records.

TO HAVE AND TO HOLD unto Grantees, subject to the matters described above, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid, and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, CROSS HOME BUILDER, INC., has caused this conveyance to be executed as of the 17th day of July, 2003.

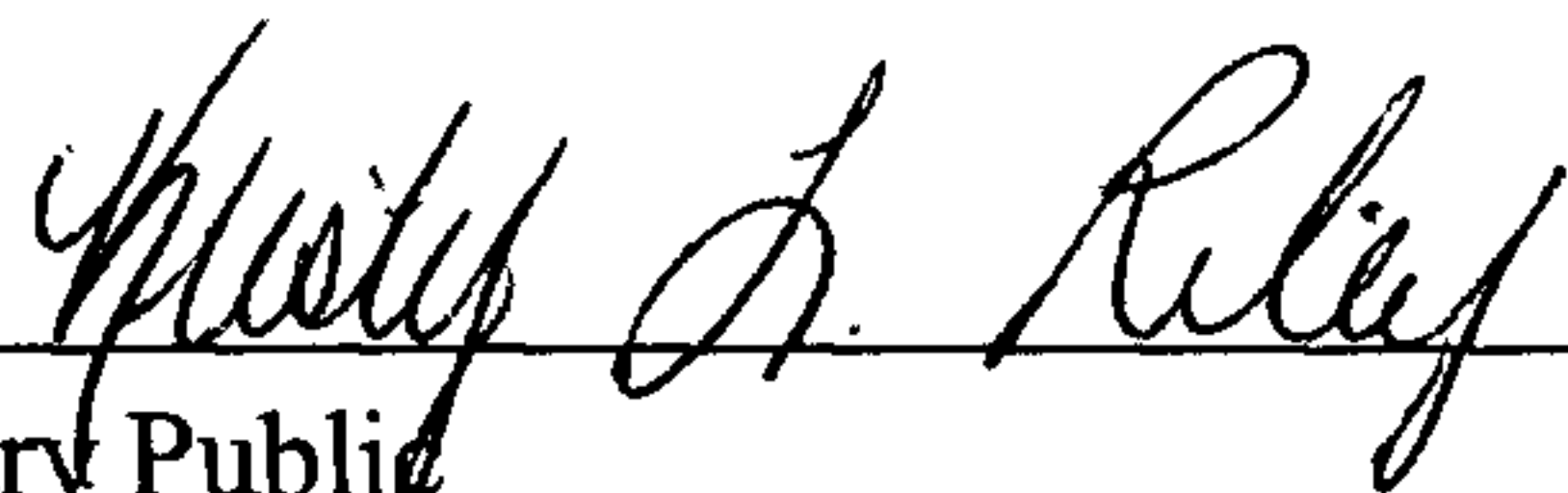
CROSS HOME BUILDERS, INC.
an Alabama corporation

By: 
Andrew W. Cross, as President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANDREW W. CROSS, whose name as President of Cross Home Builders, Inc., 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 17th day of July, 2003.


Notary Public
My Commission expires: 10-1-05

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