



This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Adrian J. Colquitt
4005 Cross Grove Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Ninety-Six Thousand Nine Hundred and 00/100 (\$196,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ian R. Hughes, a single man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Adrian J. Colquitt**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 18, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 "A" and "B", in the Probate Office of Shelby County, Alabama. Also: A part of Lot 17, Little Ridge Estates, as recorded in Map Book 9 on Page 174 "A" and "B", in the Office of the Judge of Probate, Shelby County, Alabama. Said parcel being more particularly described as follows: Begin at the southeast corner of said Lot 17, and run northwesterly along the line between Lots 17 and 18 of said subdivision for a distance of 144.75 feet to a curve on the right of way of Cross Grove Circle having a central angle of 2 degrees 25'56" and a radius of 329.79 feet; thence turn an interior counter clock-wise angle 91 degree 12'58" to the chord of said curve and run along the arc of said curve for a distance of 14.00 feet to a point; thence run in a Southwesterly direction for a distance of 145.72 feet to the point of beginning.

Subject To:


Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

\$187,055.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 18th day of **February**, 2004.



Ian R. Hughes

STATE OF New York)
COUNTY OF New York)

i, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ian R. Hughes, a single man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of February, 2004.



NOTARY PUBLIC
My Commission Expires: 12/26/05

MARIE K. GIBBONS
Notary Public, State of New York
No. 31-4960363
Qualified in New York County
Commission Expires December 26, 12 2005

CLAYTON T. SWEENEY, ATTORNEY AT LAW