



20070504000208860 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
05/04/2007 12:53:48PM FILED/CERT

NTC0700173

Send tax notice to:
James & Julie Vandiver
300 Liberty Cove
Chelsea, AL 35043

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

Shelby County, AL 05/04/2007
State of Alabama

Deed Tax: \$42.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) in hand paid to the undersigned, **Greenhill Construction, Inc.** a corporation existing under the Laws of the State of Alabama (hereinafter referred to as "Grantor") by **James Vandiver and Julie Vandiver** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Liberty Cove as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

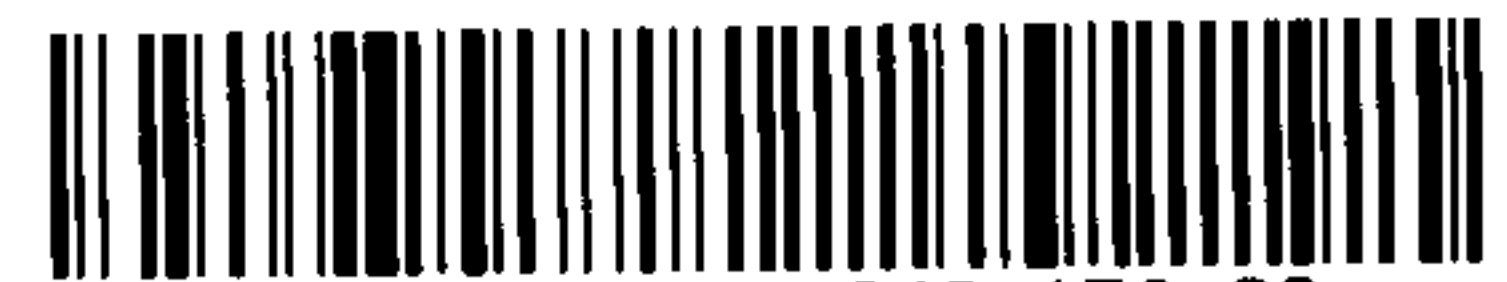
SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$378,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Greenhill Construction, Inc., a corporation existing under the laws of the State of Alabama by Randy C. Greenhill its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12th day of April, 2007.



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Greenhill Construction, Inc.

By: Randy C. Greenhill
Randy C. Greenhill
Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy C. Greenhill, whose name as President of Greenhill Construction, Inc. a corporation existing under the laws of the State of Alabama, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 12th day of April, 2007.

Mary Pamela Short
Notary Public
Print Name:
Commission Expires: 8/28/10

