

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

Send Tax Notice To:
Florence G. Grant, Trustee
810 Griffin Road
Chelsea, AL 35043

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

200,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Stephens Grant, a married 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, **Florence G. Grant, Trustee of The Florence G. Grant Revocable Living Trust dated December 16, 2008**, (hereinafter referred to as GRANTEE), his undivided one-half (1/2) interest in the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

All that part of the NE ¼ of Section 26, Township 20, Range 2 West, which lies north of clear prong of Yellow Leaf Creek and west of the branch, being 7.2 acres more or less.

ALSO:

All that part of the NE ¼ of Section 26, Township 20 South, Range 2 West, which lies North of the Clear Prong of Yellow Leaf Creek, being 100 acres, more or less.

Less and except that portion of the above described property previously conveyed to Florence G. Grant by deed recorded in Deed Book 200, Page 474, in the Probate Office of Shelby County, Alabama and more particularly described as follows:

Begin at the NW corner of Section 26, Township 20 South, Range 2 West; and run thence South along the West line of said Section a distance of 1400 feet; thence run East, parallel with the North line of said Section a distance of 1300 feet; thence run North, parallel with the West line of said Section a distance of 1400 feet to a point on the North line of said Section; thence run West, along the North line of said Section a distance of 1300 feet to the point of beginning, containing 40 acres, more or less.

Source of title: Last Will and Testament of Wyatt Wesley Grant, Jr., filed in Book 52, Page 564 in Jefferson County, Alabama probate court on June 30, 1980.

Shelby County, AL 03/23/2010
State of Alabama
Deed Tax : \$200.00

20100323000085050 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
03/23/2010 03:45:55 PM FILED/CERT

Subject To:

Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010.

Existing covenants and restrictions, easements, building lines and limitations of record.

Property herein conveyed does not constitute the homestead of the Grantor or that of his spouse.

Preparer of this instrument makes no representation as to the status of the title of property herein conveyed.

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, 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 December, 2009.


Robert Stephens Grant

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Stephens Grant, 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 December, 2009.


NOTARY PUBLIC

My Commission Expires: 6-5-2011



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Shelby Cnty Judge of Probate, AL
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