

This instrument was prepared by

(Name) Larry L. Halcomb  
3512 Old Montgomery Highway  
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Dollars & Other Valuable Considerations

to the undersigned grantor, Parade Home Builders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Steven L. Hines and Leigh Ann Y. Hines

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 25, according to the Survey of SOUTHLAKE, FIRST ADDITION, as recorded in Map Book  
14, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.  
Subject to taxes for 1995.  
Subject to items on attached Exhibit "A".

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Moiz Fouladbaksh  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of October 19 94

ATTEST:

Parade Home Builders, Inc.

By Moiz Fouladbaksh President

STATE OF ALABAMA }  
COUNTY OF }

I, The Undersigned, a Notary Public in and for said County in said  
State, hereby certify that Moiz Fouladbaksh  
whose name as President of Parade Home Builders, Inc.  
a corporation, 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, 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 day of October 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Jan. 15, 1996.  
NOTARY PUBLIC UNDERWRITERS.

Calvin L. Brant

Notary Public

My Commission Expires:

(SEAL)

EXHIBIT "A"

1. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 2, Page 298; Misc. Book 16, Page 768 and Real 257, Page 3, in said Probate Office.
2. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160, Page 495, in said Probate Office.
3. Notice of Permitted Land Uses as set out in instrument recorded in Real 160, Page 492, in said Probate Office.
4. Public utility easements and building setback lines as shown by recorded plat.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 104, Page 213 in Probate Office.
4. Agreement regarding ownership, maintenance and use of Lake as set out in Misc. Book 7, Page 777 in the Probate Office, as to the use of the Lake Property.
5. Flood easement as set out in Deed Book 284, Page 881 in the Probate Office and set out on survey of Gay & Martin, Inc. dated September 13, 1989.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known surface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 257, Page 3 in Probate Office.
7. Rights of riparian owners in and to the use of lake.
8. Restrictions, covenants and conditions as set out in Real 257, Page 3, including restrictions as to ingress and egress by any street than over and upon what is now dedicated and known as Southlake Parkway.
9. Grantors' Disclaimer of Liability for Soil, Underground Conditions, etc. Grantors make no representations or warranties concerning the condition of the Property or its suitability for construction of a residence, except to the extent expressly and specifically set forth herein. Grantee undertakes the full obligation to investigate and determine all conditions of the Property that are material to Grantee's decision to purchase. Grantee understands and agrees that Grantors shall have no liability for sinkholes, limestone formations, underground mines, or any other surface or sub-surface condition, known or unknown, that may now or hereafter exist or occur or cause damage to person, property, or buildings or be or prevent adequate support for improvements. Grantee does forever release Grantors from all damage arising out of the condition of the soil or for the condition of the surface or sub-surface of the Property, and this release shall constitute a covenant running with the land.

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