

STATE OF ALABAMA)
JEFFERSON COUNTY)

20041208000671840 Pg 1/2 221.00
Shelby Cnty Judge of Probate, AL
12/08/2004 12:51:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$410,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, **DAVID G. WOOD, a single person, and DEBRA R. WOOD, a single person** (GRANTORS) do grant, bargain, sell and convey unto **MIHOKO PRONATH and CHRISTIAN PRONATH** (GRANTEEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 35, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

AND THOSE SET OUT ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$203310.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 3 day of DECEMBER, 2004.


DAVID G. WOOD

SEAL


DEBRA R. WOOD

SEAL

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that **DAVID G. WOOD and DEBRA R. WOOD** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 3 day of ~~NOVEMBER~~ December, 2004.


Notary Public
Commission Expires: 11/09/06

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:

MIHOKO PRONATH

CHRISTIAN PRONATH

2552 MAGNOLIA PLACE

BIRMINGHAM, AL 35242

03-9-31-0-003-035.000-RR

2006 Park Place DR.
MOODY, AL 35004

EXHIBIT "A"

Building setback line of 25 feet reserved from Magnolia Place and Brook Highland Parkway as shown by plat.

Easement(s) to The Water Works & Sewer Board of the City of Birmingham as shown by instrument recorded in Real Book 194 page 1 and Real 253 page 817 in the Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327 page 553 and Deed Book 32 page 183 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 13 page 102 A & B in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 13 page 102 A & B in the Probate Office.

Declaration of Protective Covenants, Agreements, Easements, (Charges and Liens for The Magnolias at Brook Highland, as set out in instrument recorded in Real 263 page 551 in Probate Office.

Articles of Incorporation of The Magnolias at Brook Highland Homeowners Association as set out in Real 263 page 578 and By Laws related thereto as recorded in Real 263 page 586 in the Probate Office.

Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194 page 54 in Probate Office.

Drainage Easement as set out in Real 125 page 238 in the Probate Office.

Release(s) of damages as set out instrument(s) recorded in Real 365 page 607 in the Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. No. 1992-6510 in the Probate Office.

Easement between Eddleman Properties, Inc. and Brook Highland Racquet Club, Inc. as set out in Inst. #1992-14891 in the Probate Office.




MIHOKO PRONATH
CHRISTIAN PRONATH