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THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW  
POST OFFICE BOX 822  
COLUMBIANA, ALABAMA 35051  
STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

STATE OF ALABAMA  
JEFFERSON & SHELBY COUNTIES

SEND TAX NOTICE TO: James Wayne Lombard 1986 SEP 22 PM 1:58

RECORDED & INDEXED  
DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*O. H. Torrance*  
JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS, That in Consideration of Ten and no/100 Dollars and other good and valuable consideration to the undersigned grantor, INVESTMENT SOUTHEASTERN, LTD., a Georgia Limited Partnership, in hand paid by James Wayne Lombard and Donna M. Lombard, the receipt of which is hereby acknowledged, the said INVESTMENT SOUTHEASTERN, LTD., a Georgia Limited Partnership, does by these presents, grant, bargain, sell and convey unto the said James Wayne Lombard and Donna M. Lombard, the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

Lot 7-A, according to a Resurvey of Lots 6 and 7, Cahaba Park South, as recorded in Map Book 10, Page 28, in the Probate Office of Shelby County, Alabama, and also recorded in Map Book 150, page 55, in the Probate Office of Jefferson County, Alabama.

Title to this property is hereby conveyed subject to those exceptions set forth in Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, to the said James Wayne Lombard and Donna M. Lombard, their heirs and assigns forever.

And said INVESTMENT SOUTHEASTERN, LTD., a Georgia Limited Partnership does for itself, its successors and assigns, covenant with said James Wayne Lombard and Donna M. Lombard their heirs and assigns, that except as set forth in Exhibit "A", attached hereto, it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, 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 James Wayne Lombard and Donna M. Lombard their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said INVESTMENT SOUTHEASTERN, LTD., a Georgia [imited Partnership by PLAZA DEVELOPMENTS, INC., its general partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16 day of September, 1986.

INVESTMENT SOUTHEASTERN, LTD.

by: PLAZA DEVELOPMENTS, INC.  
Its General Partner

BY: *L. H. Hearn*  
L. H. Hearn President

STATE OF GEORGIA  
COUNTY OF FULTON

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that L. H. Hearn, whose name as President of PLAZA DEVELOPMENTS, INC., General Partner of INVESTMENT SOUTHEASTERN, LTD., a Georgia Limited Partnership, 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 in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 16 day of September, 1986.

Notary Public, Clayton County, Georgia  
My Commission Expires Oct. 16, 1989

My commission expires: \_\_\_\_\_

*Delores Jean Sward*  
Notary Public

*Jack A*

BOOK 091 PAGE 658

EXHIBIT "A"

Exceptions

1. Ad valorem taxes for the tax year commencing October 1, 1985, which are not due and payable until October 1, 1986.

2. Transmission line permit to Alabama Power Company recorded in Deed Book 285, Page 802, and in Deed Book 347, Page 105, in the Probate Office of Shelby County;

3. Oil, gas, and sulphur rights and rights relating thereto as reserved in deed recorded in Volume 3597, Page 112, in the Probate Office of Jefferson County, Alabama.

4. Restrictions and Covenants contained in Covenant and Agreement dated August 20, 1985, by and among the Water Works Board of the City of Birmingham (the "Water Works"), Investment Southeastern, Ltd. ("ISE"), 280 Associates, Ltd. ("280"), and Kovach-Eddleman Properties ("KEP"), recorded in the Office of the Judge of Probate of Shelby County, in Real Volume 069, Page 393; and in the Office of the Judge of Probate of Jefferson County, Alabama, in Real Volume 2756, Page 652, and in Real Volume 2897, Page 692.

5. Restrictions and Covenants contained in Declaration of Protective Covenants and Agreements dated April 16, 1985, of 280 and KEP, recorded in Real Volume 37, Page 96, Probate Office of Shelby County, Alabama, and Real Volume 2748, Page 334, Probate Office of Jefferson County, Alabama, as amended by that Amendment to Declaration of Covenants dated August 7, 1985, recorded in Real Volume 51, Page 996, Probate Office of Shelby County, Alabama and Real Volume 2786, Page 829, Probate Office of Jefferson County, Alabama.

6. Signage, Landscaping, and other Covenants and Restrictions contained in August 12, 1985, letter to Shelby County Planning Commission from Horizon 280 Associates and approved by ISE;

7. Restrictions and Covenants contained in Declaration of Easements of ISE dated April 7, 1986, recorded in Real Volume 71, Page 925, Probate Office of Shelby County, Alabama, and in Real Volume 2908, Page 331, Probate Office of Jefferson County, Alabama.

8. Easement for storm sewer to 280, recorded in Real Volume 71, Page 994, Probate Office of Shelby County; and recorded in Real Volume 2923, Page 84, Probate Office of Jefferson County, Alabama.

9. Restrictions and Covenants in Agreement dated August 7, 1985 between ISE, KEP and 280, recorded in Real Volume 38, Page 71, Probate Office of Shelby County, and in Real Volume 2748, Page 377, Probate Office of Jefferson County, Alabama.

10. Restrictions and Covenants contained in Reciprocal Easement Agreement dated August 7, 1985 between ISE, KEP and 280, recorded in Real Volume 38, Page 59, Probate Office of Shelby County and Real Volume 2748, Page 384, Probate Office of Jefferson County, Alabama.

11. Utility Easements for utilities serving the property and other property in the subdivision of which the property is a part, including without limitation:

(a) Sanitary Sewer Easement in favor of Cahaba Water Renovation Systems, Inc. dated April 16, 1986, recorded in Real Volume 72, Page 01, Probate Office of Shelby County, and Real Volume 2923, Page 90, Probate Office of Jefferson County, Alabama.

(b) Easement in favor of Alabama Power Company dated February 7, 1986, recorded in Real Volume 67, Page 559, Probate Office of Shelby County;

(c) Easements for underground gas, electric, water and telephone utilities as well as storm and sanitary sewer within areas reserved for easements as reflected on that Resurvey of Lots 6 & 7, Cahaba Park South, recorded in Map Book 10, Page 28, Probate Office of Shelby County and recorded in Map Book 150, Page 55, Probate Office of Jefferson County, Alabama.

12. Restrictions and Covenants contained in Declaration of Protective Covenants and Agreements dated September 30, 1985, of ISE, recorded in Real Volume 71, Page 931, Probate Office of Shelby County, and in Real Volume 2908, Page 337, in the Probate Office of Jefferson County, Alabama.

13. Restrictions and covenants contained in Covenant and Agreement recorded in Real volume 2602, Page 506; as amended and modified by instrument recorded in Real Volume 2694, Page 853; as further amended and modified by instrument recorded in Real Volume 2756, Page 661 and Real Volume 2897, Page 702.

14. Sewer easement granted Kovach and Eddleman, an Alabama general partnership by instrument recorded in Real Book 73, Page 986, in the Probate Office of Shelby County, Alabama, and in Real Volume 2923, Page 103, in the Probate Office of Jefferson County, Alabama.

15. Declaration of Restrictive Covenant as recorded in Real Record 087, Page 644, in Probate Office of Shelby County, Alabama, and in Real Volume 2972, Page 260, in Probate Office of Jefferson County, Alabama.

BOOK 091 PAGE 661

Book 091 PAGE 661-A

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 SEP 22 PM 3:57

*Thomas A. Lawrence, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ *24.00 in Jeff. Co.*  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee *12.50*  
4. Indexing Fee *1.00*  
TOTAL *13.50*

State of Alabama  
Jefferson County

I, the undersigned, as Judge of the Court of Probate,  
in and for said County, in said State, do hereby certify that  
the foregoing is a full, true and correct copy of the  
instrument with the filing of same as appears of  
record in this office in Vol. *2990* Record of

*Deed* on page *156*  
given under my hand and official seal, this the

*22nd* day of *Sept* 19*86*

*Thomas A. Lawrence, Jr.*  
Judge of Probate