

\$75,000.00

STATE OF ALABAMA     )  
                               :  
 SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to S. W. Smyer, Jr., a married man (hereinafter called "the Grantor"), in hand paid by Charles Pratt Brown, II (herein called "the Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, his heirs and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 195 PAGE 871

Description of a parcel of land situated in the NE $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, Being more particularly described as follows: From the most Southerly corner of Lot 13, Survey of Hollybrook Lake, as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate, Shelby County, Alabama, said point also being a bend point on the Northeast line of Lot 1, Brower's Addition to Hollybrook Lake, as recorded in Map Book 12, Page 60 in the Office of the Judge of Probate Shelby County, Alabama, run in a Southeasterly direction along the Northeast line of said Lot 1 for a distance of 499.07 feet to the most Easterly corner of said Lot 1, thence turn an angle to the left of 33°-14'-30" and run in a Southeasterly direction for a distance of 167.0 feet, more or less, to the West shoreline of Hollybrook Lake and the point of beginning of the parcel of land herein described; from the point of beginning thus obtained turn an angle to the right of 180°-00' from the last described course and run in a Northwesterly direction for a distance of 167.0 feet, more or less, to the most Easterly corner of said Lot 1, thence turn an angle to the right of 33°-14'-30" and run in a Northwesterly direction along the Northeast line of said Lot 1 for a distance of 499.07 feet to the most Southerly corner of the afore mentioned Lot 13, Survey of Hollybrook Lake, thence turn an angle to the right of 90°-00' and run in a Northeasterly direction along the Southeast line of said Lot 13 for a distance of 205.05 feet to the Southwest corner of Lot 14 of said Survey of Hollybrook Lake; thence turn an angle to the right of 74°-11' and run in a Southeasterly direction along the Southwest line of said Lot 14 for a distance of 266.62 feet, thence turn an angle to the left of 60°-00' and run in a Northeasterly direction along the Southeast line of said Lot 14 for a distance of 126.0 feet, more or less, to the west shore line of Hollybrook Lake, thence run in a Southerly direction, meandering along said shore line for a distance of 486.0 feet, more or less, to the point of beginning, said parcel containing 3.66 acres, more or less.

Together with rights of ingress and egress along the private roads leading from caption lands to Shelby County Highway #41, as afforded by instrument recorded in Deed Book 326, Pages 427 and 428.

*Charles Pratt Brown, II*  
*Grantor*

BOOK 195 PAGE 872

**TO HAVE AND TO HOLD**, unto the Grantee, his heirs and assigns forever, subject only to (i) taxes for 1988 and subsequent years; (ii) rights of others in and to the use of the easements for access, as contained in Deed Book 285, Page 722, and Deed Book 326, Pages 427 and 428, in Probate Office; (iii) restrictions as shown in Deed Book 222, Page 175, in Probate Office; (iv) permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in Deed Book 242, Page 148, in Probate Office; (v) transmission line permits to Alabama Power Company recorded in Deed Book 138, Page 307; Deed Book 182, Page 326; Deed Book 185, Page 475; Deed Book 180, Page 35; Deed Book 231, Page 269; Deed Book 240, Page 444, in Probate Office; (vi) right of way to The Water Works Board of the City of Birmingham, as recorded in Real record 069, Pages 423 and 430, in the Probate Office of Shelby County, Alabama; (vii) Resolution and Restrictions as recorded in Real Record 041, Page 987, in Probate Office; and (viii) the following restrictions which shall constitute covenants running with said real estate:

(a) Said real estate shall be used for single family residential purposes only, and not more than one single family residence shall be constructed on said real estate;

(b) Said real estate shall not be subdivided into smaller units without the written consent of the Hollybrook Lake Corporation after vote of the stockholders as provided in the restrictions of record applying to Hollybrook Lake Subdivision, First and Second Sector; and

(c) The development of said real estate shall comply with the Rules for Development of Lots adopted by Hollybrook Lake Corporation.

And, the Grantor does for himself, and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the Grantee, his heirs and assigns, forever, against the lawful claims of all persons.

The Grantor does further for himself, and for his heirs, executors and administrators, warrant unto the Grantee that no part of said real estate constitutes the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal  
this 22<sup>nd</sup> day of July, 1988.

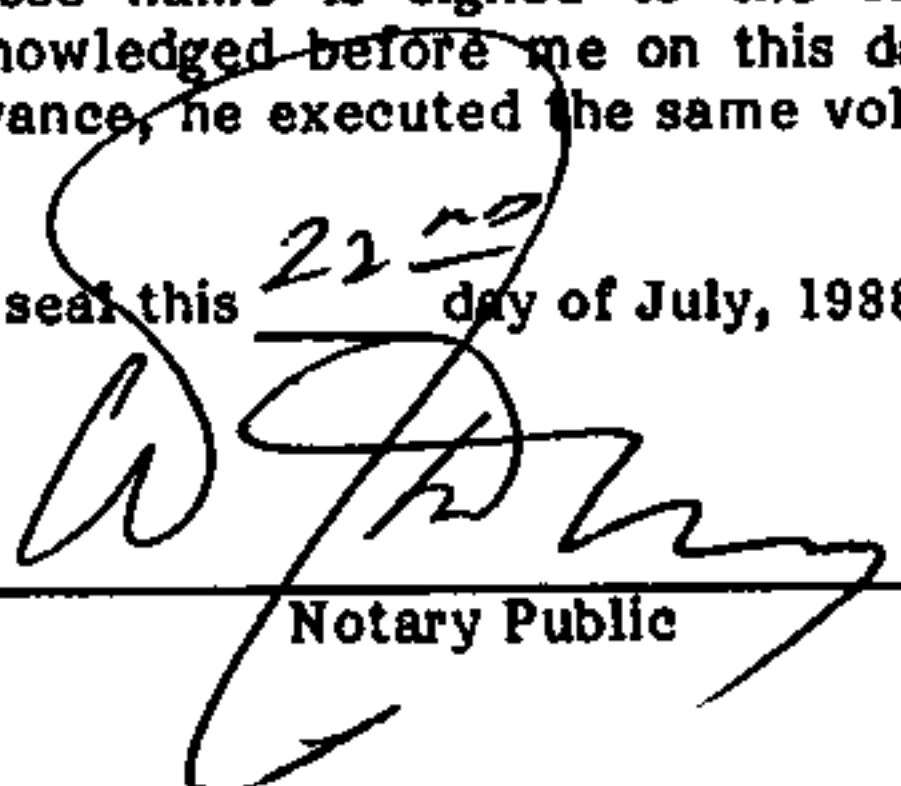
  
S. W. Smyer, Jr. (Seal) -

STATE OF ALABAMA )  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that S. W. Smyer, Jr., 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of July, 1988.

[SEAL]

  
Notary Public

1-2-92

This instrument prepared by:  
W. Howard Donovan, III  
HASKELL SLAUGHTER & YOUNG  
Professional Association  
800 First National-Southern  
Natural Building  
Birmingham, Alabama 35203  
(205) 251-1000

BOOK 195 PAGE 873

Pay TAX 75.00  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 83.50

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED

88 JUL 25 PM 12:22

JUDGE OF PROBATE