

STATE OF ALABAMA)
SHELBY COUNTY)

214
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty Seven Thousand (\$127,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, SouthLake Construction and Development, Inc., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto Robert J. Spear and Barbara J. Spear (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 4, according to the Map of Southlake Townhomes, as recorded in Map Book 12, Page 78 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1988 are a lien, but not due and payable until October 1, 1988.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 492 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129, Page 572 in Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Real 114, Page 134 in Probate Office.
5. 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 127, Page 140 in Probate Office.
6. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367; Articles of Incorporation of Southlake Townhomes Owner's Association, as recorded in Real 36, Page 747 and in By-Laws relating thereto as recorded in Real 199, Page 389 in the Probate Office of Shelby County, Alabama, and in Map Book 12, Page 78, in said Probate Office.

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 GRANTEEES herein) in the event one grantee herein survives the other, the entire in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other(s) then the heirs and assigns of the GRANTEEES herein shall take as tenants in common.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR by its Secretary, Allen Meisler who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of September, 1988.

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Corley

SouthLake Construction & Development, Inc.

By:

Allen Meisler
Its Secretary

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Allen Meisler whose name as Secretary of SouthLake Construction & Development, Inc., is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily, acting in his capacity as such officer as aforesaid.

Given under my hand and official seal of office this 19 day of September, 1988.

[Signature]
Notary Public

This instrument was prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Robert J. and Barbara J. Spear
4512 Lake Valley Drive
Birmingham, Alabama 35244

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

88 OCT -5 AM 7:55

Thomas A. Snowden Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 67.00
2. Reg. Fee	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	73.00