

STATE OF ALABAMA
SHELBY COUNTY

DEED

1219

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$58,900.00) to the undersigned Grantor, SOUTHLAKE PROPERTIES, an Alabama General Partnership, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto ROBERT A. WHITLEY, JR. and wife, SUZANNE A. WHITLEY (herein referred to as Grantee) 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 39, according to the map and survey of Southlake, A Residential Subdivision, as recorded in Map Book 11 page 85 A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989.
2. Building setback line of 50 feet reserved from Southlake Parkway as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot sanitary sewer easement on the Southwest corner of property.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 160 page 495 and Map Book 11 page 85 A, B & C in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 114 page 136 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 160 page 663 and covenants pertaining thereto recorded in Real 160 page 672 in Probate Office.
7. 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 121 page 294 in Probate Office.
8. Notice of Permitted Land Uses as set out in instrument recorded in Real 160 page 492 in Probate Office.

\$33,000.00 of the purchase price recited above were paid from a mortgage loan closed simultaneously herewith.

In the event Grantees have not started substantial construction within one (1) year and completed construction within eighteen (18) months from this date, the Grantor, at Grantor's option, may repurchase said lot for the original contract amount without interest upon thirty (30) days written notice to Grantees.

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 contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Said Grantor, by its Project Manager, who is authorized to execute this conveyance, hereto sets his signature and seal this 17th day of October, 1988.

SOUTHLAKE PROPERTIES
An Alabama General Partnership
By: William J. Wilkens, Jr.
Project Manager

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

Suzanne A. Whitley
SUZANNE A. WHITLEY
Grantee

Robert A. Whitley, Jr.
ROBERT A. WHITLEY, JR.
Grantee

Jeanie Wade

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM J. WILKENS, JR., whose name as Project Manager of SOUTHLAKE PROPERTIES, an Alabama General 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 Project Manager and with full authority, executed the same voluntarily for and as the act of the Partnership.

Given under my hand and official seal this 17th day of October, 1988.


NOTARY PUBLIC

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT A. WHITLEY, JR. and wife, SUZANNE A. WHITLEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 1988.


Notary Public

This Instrument was prepared by:
Jeannie Wade
1572 Montgomery Highway, Suite 101
Birmingham, Alabama 35216

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 OCT 19 AM 10:07


JUDGE OF PROBATE

1. Docu Tax	\$ 26.00
2. Mig. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	32.00