

1389

This Instrument Prepared By:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2000 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Parade Home Builders, Inc.
2468 SAYOY ST.
B'HAM. AL. 35226

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor, SouthLake Properties, an Alabama General Partnership, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Parade Home Builders, Inc., an Alabama Corporation (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

The real Estate conveyed by this deed is described on Exhibit "A" which is attached hereto and made a part hereof.
Full consideration was paid from mortgage loan executed simultaneously.
Subject to:

Ad valorem taxes due October 1, 1989.

Mineral and mining rights, not owned by GRANTOR.

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 259, Page 635, in Probate Office.

Notice of Permitted Land Uses as recorded in book 160, Page 492, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants of SouthLake (Residential) as recorded in book 160, Page 495 in the Probate Office of Shelby County, Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 2 Page 298 as amended in Misc. Book 16, Page 768 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 104, page 213 in Probate Office.

Rights of riparian owners in and to the use of said Lake.

Agreement regarding ownership, maintenance and use of Lake, as shown by Misc. Book 7, Page 771 in the Probate Office, as to the use of the Lake property.

Flood easement as shown by instrument recorded in Deed Book 284, Page 881 in Probate Office.

The size of any house on any lot within the Property shall be no less in size than (a) 3,250 square feet if one story (b) 3,800 square feet if 1 and 1/2 stories; and (c) 4,000 square feet if two stories or more,

No grant of ingress and/or egress to and from said Property shall be made by GRANTEE, its successors or assigns nor GRANTOR, its successors or assigns to any individual or entity, except in the case of Grantee, by streets and roads that connect to the dedicated street now known as SouthLake Parkway. The sole method of ingress and egress for the Property shall be over and upon what is now dedicated and known as SouthLake Parkway.

GRANTEE, its successors and assigns shall submit to the

Calhoun Title

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*Full and final
purchase price
paid by mortgage*

SouthLake Architectural Review Committee all plans and specifications for the construction of any and all improvements within the Property, to include, but not be limited to, streets, utilities, driveways, houses, signs, mailboxes, entrance ways, colors, decks, etc., as provided in the covenants cited hereinabove. Provided, however, that the GRANTOR represents and warrants that SouthLake Architectural Review Committee has approved the subdivision plat and plans and specifications for the proposed subdivision on the Property known as SouthLake First Addition dated May 5, 1989 prepared by Jimmy A. Gay of Gay & Martin, Inc.

No warranty is made as to any sub-surface conditions of the Property and Grantor for itself, its successors and assigns does agree that the Grantor is hereby released from any and all damage as may result from such sub-surface conditions.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, forever.

GRANTEE executes this deed for the purpose of recognizing all covenants and restrictions herein contained and agreeing to abide by same.

GRANTEE:
PARADE HOME BUILDERS, INC.

GRANTOR:
SOUTHLAKE PROPERTIES, an
Alabama General Partnership

By:

Joe Faulstich
Its President

William J. Wilkens, Jr.
Project Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned 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, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 15th day of September, 1989.

Mary Jo Dennis
Notary Public

My Commission Expires: 8-29-92

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Joe Faulstich whose name as President of Parade Home Builders, Inc., 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, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15th day of September, 1989.

Mary Jo Dennis
Notary Public

My Commission Expires: 8-29-92

EXHIBIT A

DESCRIPTION:

Begin at the Southwest corner of the Northwest One-Quarter of the Southeast One-Quarter of Section 17, Township 19 South, Range 2 West; thence run south 89 degrees 18 minutes 03 seconds east along the south line of said Quarter-Quarter for a distance of 546.40 feet; thence run south 14 degrees 51 minutes 40 seconds west along the southeasterly right-of-way of Southlake Parkway for a distance of 60.11 feet; thence run south 75 degrees 08 minutes 20 seconds east along the northeasterly line of Lot 26, Southlake as recorded in Map Book 11, Page 85 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 80.00 feet; thence run south 35 degrees 38 minutes 20 seconds east along the northeasterly line of said Lot 26 for a distance of 115.00 feet; thence run south 25 degrees 08 minutes 20 seconds east along the northeasterly line of said Lot 26 for a distance of 98.00 feet; thence run south 30 degrees 18 minutes 20 seconds east along the northeasterly line of Lot 25, Southlake for a distance of 160.00 feet; thence run south 32 degrees 28 minutes 21 seconds east along the northeasterly line of said Lot 25 for a distance of 99.83 feet; thence run south 32 degrees 28 minutes 21 seconds east along the northeasterly line of Lot 24, Southlake for a distance of 80.95 feet; thence run north 47 degrees 05 minutes 14 seconds east for a distance of 8.83 feet; thence run south 59 degrees 03 minutes 27 seconds east for a distance of 53.36 feet; thence run south 67 degrees 18 minutes 45 seconds east for a distance of 67.20 feet; thence run north 51 degrees 02 minutes 57 seconds east for a distance of 88.54 feet; thence run north 40 degrees 04 minutes 57 seconds east for a distance of 67.30 feet; thence run north 50 degrees 22 minutes 18 seconds east for a distance of 263.66 feet; thence run north 43 degrees 52 minutes 42 seconds east for a distance of 58.31 feet; thence run north 55 degrees 02 minutes 18 seconds east for a distance of 71.62 feet; thence run north 31 degrees 10 minutes 15 seconds east for a distance of 92.84 feet; thence run north 3 degrees 15 minutes 24 seconds east for a distance of 49.42 feet; thence run north 36 degrees 06 minutes 18 seconds west for a distance of 102.76 feet; thence run north 46 degrees 57 minutes 39 seconds east for a distance of 34.46 feet; thence run south 47 degrees 40 minutes 32 seconds east for a distance of 28.01 feet; thence run south 47 degrees 40 minutes 48 seconds east for a distance of 69.01 feet; thence run south 68 degrees 18 minutes 58 seconds east for a distance of 63.52 feet; thence run north 56 degrees 53 minutes 06 seconds east for a distance of 68.89 feet; thence run north 30 degrees 31 minutes 40 seconds east for a distance of 84.57 feet; thence run north 30 degrees 12 minutes 26 seconds east for a distance of 57.84 feet; thence run north 18 degrees 04 minutes 08 seconds west for a distance of 110.15 feet; thence run north 26 degrees 04 minutes 19 seconds east for a distance of 56.45 feet; thence run south 25 degrees 48 minutes 57 seconds east for a distance of 89.86 feet; thence run south 52 degrees 07 minutes 42 seconds east for a distance of 41.57 feet; thence run north 66 degrees 53 minutes 04 seconds east for a distance of 42.23 feet; *Thence run north 63 degrees 53 minutes 22 seconds* east for a distance of 132.84 feet; thence run south 89 degrees 42 minutes 20 seconds east for a distance of 40.44 feet; thence run north 64 degrees 03 minutes 40 seconds east for a distance of 80.15 feet; thence run north 61 degrees 06 minutes 54 seconds east for a distance of 104.33 feet; thence run south 88 degrees 55 minutes 11 seconds east for a distance of 49.19 feet; thence run north 72 degrees 20 minutes 31 seconds east for a distance of 90.70 feet; thence run south 51 degrees 15 minutes 53 seconds east for a distance of 42.59 feet; thence run south 15 degrees 48 minutes 04 seconds west for a distance of 138.57 feet; thence run south 24 degrees 09 minutes 54 seconds east for a distance of 109.03 feet; thence run south 54 degrees 45 minutes 00

seconds east for a distance of 41.68 feet; thence run south 85 degrees 22 minutes 41 seconds east for a distance of 99.38 feet; thence run north 75 degrees 41 minutes 37 seconds east for a distance of 189.59 feet; thence run north 57 degrees 15 minutes 54 seconds east for a distance of 35.33 feet; thence run north 27 degrees 04 minutes 32 seconds east for a distance of 118.18 feet; thence run north 12 degrees 44 minutes 33 seconds east for a distance of 51.81 feet; thence run north 33 degrees 42 minutes 05 seconds west for a distance of 50.83 feet; thence run north 16 degrees 03 minutes 05 seconds west for a distance of 35.94 feet; thence run north 29 degrees 46 minutes 22 seconds east for a distance of 46.16 feet; thence run north 52 degrees 44 minutes 01 second east for a distance of 50.28 feet; thence run north 60 degrees 52 minutes 39 seconds east for a distance of 60.18 feet; thence run north 36 degrees 59 minutes 23 seconds east for a distance of 37.93 feet; thence run north 37 degrees 13 minutes 36 seconds west for a distance of 97.82 feet; thence run north 55 degrees 15 minutes 21 seconds east for a distance of 85.38 feet; thence run north 46 degrees 47 minutes 18 seconds east for a distance of 42.68 feet; thence run north 36 degrees 48 minutes 15 seconds east for a distance of 45.34 feet; thence run north 11 degrees 14 minutes 54 seconds east for a distance of 32.86 feet; thence run north 13 degrees 25 minutes 58 seconds east for a distance of 50.24 feet; thence run north 47 degrees 55 minutes 13 seconds east for a distance of 167.11 feet; thence run north 34 degrees 27 minutes 32 seconds west for a distance of 52.91 feet; thence run north 8 degrees 57 minutes 09 seconds east for a distance of 155.98 feet; thence run north 9 degrees 21 minutes 27 seconds east for a distance of 78.97 feet; thence run north 43 degrees 41 minutes 02 seconds west for a distance of 54.18 feet; thence run north 25 degrees 04 minutes 32 seconds west for a distance of 121.88 feet; thence run north 5 degrees 16 minutes 10 seconds west for a distance of 152.33 feet; thence run north 38 degrees 07 minutes 31 seconds east for a distance of 92.39 feet; thence run north 21 degrees 38 minutes 18 seconds east for a distance of 56.76 feet; thence run north 11 degrees 44 minutes 46 seconds east for a distance of 87.09 feet; thence run north 12 degrees 42 minutes 52 seconds east for a distance of 58.88 feet; thence run north 68 degrees 48 minutes 32 seconds east for a distance of 75.30 feet; thence run north 61 degrees 23 minutes 53 seconds east for a distance of 87.19 feet; thence run north 24 degrees 00 minutes 58 seconds west along the southwesterly line of Indian Valley, 6th Sector as recorded in Map Book 5, Page 118 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 395.12 feet; thence run north 35 degrees 03 minutes 56 seconds west along the southwesterly line of Indian Valley, 6th Sector for a distance of 203.91 feet; thence run north 34 degrees 00 minutes 13 seconds west along the southwesterly line of Indian Valley, 6th Sector for a distance of 271.24 feet; thence run north 44 degrees 53 minutes 31 seconds west along the southwesterly line of Indian Valley, 6th Sector for a distance of 60.81 feet; thence run north 29 degrees 05 minutes 45 seconds west along the southwesterly line of Indian Valley, 6th Sector for a distance of 121.85 feet; thence run south 44 degrees 55 minutes 37 seconds west along the northwest line of the southeast diagonal one-half of the southeast one-quarter of the northeast one-quarter of Section 17, Township 19 South, Range 2 West for a distance of 1816.38 feet to the northeast corner of the Northwest One-Quarter of the Southeast One-Quarter of said Section 17; thence run south 59 degrees 32 minutes 35 seconds west for a distance of 299.24 feet; thence run south 57 degrees 59 minutes 09 seconds west for a distance of 850.88 feet; thence run north 83 degrees 00 minutes 51 seconds west for a distance of 250.88 feet; thence run south 83 degrees 44 minutes 09 seconds west for a distance of 92.88 feet; thence run south 8 degrees 15 minutes 51 seconds east along the west line of the Northwest One-Quarter of the Southeast One-Quarter of Section 17, Township 19 South, Range 2 West for a distance of 743.17 feet to the point of beginning.

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

89 SEP 19 AM 8:44

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax ---	NO TAX COLLECTED	
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	10.00
4. Indexing Fee -----	\$	3.00
5. No Tax Fee -----	\$	1.00
6. Certified Stamp Fee --	\$	1.00
Total -----	\$	15.00