

2708

This Instrument Prepared By: SEND TAX NOTICE TO:
Gene W. Gray, Jr. A.D. Chandler Co., Inc.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$35,000.00 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 A.D. Chandler Company, Inc. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the survey of South Lake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1990.

Mineral and mining rights, not owned by GRANTOR.

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

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, page 495 in Probate Office.

Right-of-Way granted to Alabama Power company by instrument recorded in Real 230, Page 795 in Probate Office.

Agreement with Alabama Power company as to underground cables recorded in Real 215 Page 504 and covenants pertaining thereto recorded in Real 215, Page 521 in Probate Office.

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 104 in Probate Office.

No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake.

The entire consideration of the purchase price cited above was paid from a mortgage loan simultaneously herewith.

First Ala
Bank
SLCOVE.NRS (C)

BOOK 259 PAGE 754

Access to Lots 1 thru 20 shall be restricted to Southlake Cove, as shown by Map Book 12, Page 98.

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

SOUTHLAKE PROPERTIES, an
Alabama General Partnership

William J. Wilkens, Jr.
William J. Wilkens, Jr.
Project Manager

The GRANTEE executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

A.D. Chandler Company, Inc.

By: A.D. Chandler
A.D. Chandler

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., as Project Manager of Southlake Properties, an Alabama General Partnership, is signed for 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 Project Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this
the 3 day of October, 1989.

[Signature]
Notary Public
My Commission Expires: 11-9-90

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that A.D. Chandler whose name as President of A.D. Chandler Company, 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, with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this
the 3 day of October, 1989.

[Signature]
Notary Public
My Commission Expires: 11-9-90

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

1989 OCT -4 PM 2:00

	NO TAX COLLECTED
1. Deed Tax -----	\$
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ <u>5.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>10.00</u>