

1623

This Instrument Prepared By: SEND TAX NOTICE TO:
Gene W. Gray, Jr. Indianwood Building Company, Inc.
Corley, Moncus & Ward, P.C. 2116 Old Montgomery Highway
2100 SouthBridge Parkway Pelham Alabama 35124
Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

\$55,000 of the above recited consideration was
paid from a mortgage loan closed simultaneously
herewith.

KNOW ALL MEN BY THESE PRESENTS, That in
consideration of \$55,000.00 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 Indianwood
Building Company, Inc. (herein referred to as GRANTEE),
the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 39, 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.

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

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

BOOK 271 PAGE 636

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

All of the consideration was paid from the proceeds of a construction loan closed simultaneously herewith.


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

SOUTHLAKE PROPERTIES, an
Alabama General Partnership


William J. Wilkens, Jr.
Project Manager

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

Indianwood Building Company, Inc.

By: 
Bill Kinnebrew

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 19 day of December, 1989.


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 Bill Kinnebrew, Jr. whose name as President of Indianwood Building 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 19 day of December, 1989.


Notary Public
My Commission Expires: 11-9-90

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

89 DEC 22 PM 2:26


JUDGE OF PROBATE

SLCOVE.NRS (C)

NO TAX COLLECTED

1. Deed Tax	\$	10.00
2. ...	\$	5.00
3. ...	\$	3.00
4. ...	\$	4.00
5. ...	\$	4.00
6. ...	\$	10.00