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5.00
4.00
\$80.50

This instrument prepared by:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Janyth S. Adair
4664 Lake Valley Dr.
B'ham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty Six Thousand Five Hundred (\$126,500.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, SouthLake Construction and Development, Inc., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto Janyth S. Adair, a single woman (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 58-A, according to the Survey of Southlake Townhomes, First Addition, being a resurvey of a part of Lot 44, Lots 45 thru 64 and acreage, Southlake Townhomes as recorded in Map Book 13, Page 32 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 1990 are a lien, but not due and payable until October 1, 1990.

2. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use 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

\$55,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

276 257

Corley, Moncus & Ward

Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 12, Page 78, in said Probate Office.

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

GRANTEE understands 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 Vice President, William J. Wilkens, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January, 1990.

SouthLake Construction & Development, Inc.

By: William J. Wilkens, Jr.
Its Vice President

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 Vice President 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 5th day of January, 1990.

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

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

90 JAN 26 PM 2:24

[Signature]
JUDGE OF PROBATE

1. Deed Tax -----	\$ 71.50
2. Not. Tax -----	\$ 5.00
3. Recording Fee -----	\$ 3.00
4. Issuing Fee -----	\$ 1.00
5. No Tax Fee -----	\$ 0.00
6. Certified Stamp Fee --	\$ 0.00
Total -----	\$ 80.50